



A STRONG PARTNERSHIP

LANDLORD, DEVELOPER,
AND INVESTOR'S
FACT SHEET

OUR VISION

Creating the
right home and
environment for
every person

OUR APPROACH

- Encircle Housing is a specialist housing association
- Encircle Housing take a lease on your property and sublet it to our tenants
- All rent is guaranteed by Encircle Housing and deposits are paid in full by us
- Your property will be returned in the condition it was presented in (subject to fair wear and tear)
- We typically lease a property between 1 to 7 years, or this can be longer
- Encircle Housing provides tenancy related support for our tenants ensuring that any concerns or issues during the tenancy are dealt with promptly
- Our dedicated repairs helpdesk is supported by specialist surveyors
- We have a 24-hour repairs helpline for our tenants
- Encircle Housing will make sure that personal support is in place, so a person's tenancy is maintained

ABOUT ENCIRCLE HOUSING

Encircle Housing is a specialist housing association working across England, Wales, and Northern Ireland.

We have been working in collaboration with over 40 local authorities and over 30 care providers offering a range of supported living solutions for people with a learning disability, mental health needs, sensory impairments, homeless, leaving care homes, and physical disabilities.

We provide tailored housing that meets our tenant's needs. Some people want to share, others want to live alone or require specialist adaptations. That is why we lease a range of properties including flats, houses and bungalows.



SUPPORTED LIVING

Supported living enables people to live independently in their community close to family, friends, and activities they enjoy.

Housing and support are provided by separate organisations. A care provider helps a person in their daily life with care and support. As the landlord, we engage and involve tenants and their families or appointees in matters that affect their home and tenancy.

WORKING TOGETHER

We work with landlords, developers, and investors across the country to provide the right housing for our tenants.

We want to make sure a person moves into a suitable home, and they have support to maintain their tenancy. We work closely with the head landlord, tenants and their families, care providers and other professionals to make sure it's an easy process from the referral to a person living in their new home.



LEASING PROPERTIES

We take out a Corporate Lease with private sector landlords and developers, then sublet it as supported living housing to our tenants. We grant a tenancy to a suitable tenant, enabling us to manage the property to our standards and offer tenants our full range of housing services.

We have our own Corporate Leases and will consider head landlords and letting agent's

agreements if they are up to date with current legislation for a Non-Housing Act Tenancy. We are open to negotiate the terms of the lease and addendums.



RENT

Encircle Housing sets up a monthly standing order to pay rent to the head landlord.



ABOUT THE PROPERTY

We will consider all types of good quality properties that meet the needs of a person. Each property must have a recent gas certificate (within one month of letting), electrical certificate (within six months of letting) and energy performance certificate, and a carbon monoxide detector.



MAKING CHANGES

Sometimes a person may need the property to be adapted to meet their needs. Any alterations will be discussed at the start of negotiations and only carried out with the agreement of the head landlord.

Our team can offer advice on the type of alterations and adaptations your property may require. In some instances, we can pay for safety and adaptation works to the property depending on the length of the lease.



FIRE SAFETY AND OTHER SAFETY REQUIREMENTS

Meeting regulatory requirements are the responsibility of the head landlord. Fire safety and other requirements

are specific to our tenants. We have a specialist team that can offer advice and where possible contribute to costs.



REPAIRS AND MAINTENANCE

Encircle Housing can carry out the day-to-day repairs for a property giving the head landlord peace of mind; this would be agreed during negotiations. The external repairs and planned maintenance would normally remain the responsibility of the head landlord.



TENANT DAMAGE

Occasionally a tenant may damage a property, and we will ensure that work is carried out to put it right.



RETURNING YOUR PROPERTY

We will return the property in the same condition as at the start of the tenancy, subject to reasonable wear and tear.



INTERESTED?

Get in touch: tell us your property address, type of property and number of rooms, then we can give you an approximate market rental rate we would be able to pay. If your property is being marketed through a letting agent, please check the terms of your agreement with them before contacting Encircle Housing directly.

Please ensure you have or can put in place the relevant statutory requirements: gas safety certificate, energy performance certificate, smoke alarms and NICEIC electrical certificate.

Our tenants are normally nominated through the local or health authority.

If they have someone suitable for your property, we will arrange to view the property and discuss with you the suitability for our tenants.

Most of our tenants require round the clock support to help them live the life they choose. We work closely with care providers who have been appointed by the local or health authority to provide personal care and support with our tenants.

We will provide or agree with you:

the proposed lease terms, pay a deposit if appropriate, and arrange a move in date.



PEOPLE'S
STORIES

"The partnership work with Encircle Housing has been invaluable,"

**says Chris,
Head Landlord**

TOGETHER WE HELPED TENANTS TO REMAIN LIVING IN THEIR HOMES

Encircle Housing responded to a crisis by working together with tenants, their families, and a head landlord to enable tenants to continue living in their homes in Cumbria.

"We had leased two properties to a supported living landlord in Cumbria. After a couple of years, the tenants and their families were unhappy with the specialised services being provided and served notice on the landlord.

The tenants wanted to remain living in their homes and our expertise as private landlord to provide specialised supported housing was limited. After discussions with the tenants and families we approached Encircle Housing. Through their help and guidance, we issued

a private licence to the tenants until the documents for the new property lease were signed.

During the same period, Encircle Housing also leased a third property from me. Everyone concerned has welcomed Encircle Housing who are providing a fantastic service and the tenants are extremely happy in their homes." Chris, Head Landlord.





CONTACT US

To arrange a meeting or for more information about Encircle Housing:

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Go to www.encircleha.co.uk

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