**NEW COLLEGE APARTMENTS**

**EXTERNAL APPLICANTS**

**What do you need to be able to join our community?**

To be eligible for housing at New College apartments you must:

* Be aged 18-35
* Be in a position to manage your home and personal circumstances without a support worker *OR have externally funded, secure support in place for the duration of your tenancy*
* Complete an affordability assessment with our team as part of the application process
* Provide us with 2 people who know you in a professional capacity who we can contact for references (from the most recent landlord and employer/training provider)
* Be in employment, an apprenticeship, training or education placement OR have a guarantee of starting one of these in the next 8 weeks OR be in receipt of Universal Credit and PIP
* Have a bank account
* Pass a credit check
* Pay a £250 deposit which will be held in a protected deposit scheme
* Pay 1 month rent in advance

**FREQUENTLY ASKED QUESTIONS**

**Can we move in as a couple?**

The properties are designed for single occupancy only and we can only have one person named on each tenancy.

**Can I have overnight visitors?**

Yes, you can have overnight visitors. You are fully responsible for their behaviour and your tenancy will be at risk if they cause issues.

If you have an overnight visitor too often, Housing Benefit or Universal Credit may decide they live with you and will stop your rent payments to us. We have no control over this.

**How much is the rent and service charge?**

The rent and service charge ranges from £495.42 to £560.04 per calendar month.

**What are service charges and can I opt out?**

You can **not** opt out of paying service charges. These cover the costs of repairs, keeping communal areas maintained, cleaning services etc.

**Is cleaning included?**

Only for communal areas, not inside the flats.

**What additional housing costs do I need to consider?**

Electric, water, council tax, Wi-Fi, laundry.

**What do I do about gas and electric?**

There is no gas supply to the building. All heating etc is electric. Each apartment has its own electric meter topped up via an app. The supply is managed by us and you will not be able to change to another supplier.

**Do I need to pay council tax?**

Yes, you will need to pay council tax unless you are exempt from this.

**Do I need to pay for water?**

Yes, you will need to set up an account with Severn Trent .

**Do you provide Wi-Fi?**

No – there will be connection point installed but you will need to set up and pay for your own service.

**Do you provide TV services**

No

**What other personal costs do I need to consider?**

Food, transport, medication, TV licence/streaming services, phone, clothing, leisure.

**Can I have a pet?**

We do not allow pets, but we will consider service animals on an individual basis depending on your needs.

**Will I have a support worker?**

No – if you need support you will need to refer yourself to Thrive Floating Support or make private arrangements to pay for this with a care or support service separately.

There will be housing officer available to assist with any housing related issues that you have.

**Will there be night staff on site?**

No, our night staff are for our supported housing service only.

**What is provided in the flat?**

Flooring, curtains/blinds, oven, hob, extractor, fridge or fridge freezer, internal recycling bins.

Other furniture can be provided if required. We will check this with you before sign up and discuss options with you.

**What communal services are there?**

Laundry room – 2 washers and dryers for 28 units. This service is provided by an external company and is not managed by YMCA Wellington. There will be a charge for using the machines which is set by the external company payable through an app.

Bike racks

External waste and recycling bins

Shared car parking spaces