

# ***Decision Tree* for Groups looking to operate viable and successful housing projects for refugees and those with no recourse to public funds**

This guidance is provided for NACCOM members who are providing accommodation for destitute migrants who have no recourse to public funds and who therefore have no means to pay for their accommodation AND who are considering using the provision of accommodation for refugees as a mechanism for generating a surplus to cross-subsidise the destitution provision.

It is structured as a form of “decision-tree” outlining the choices and options, in roughly the order in which they should be considered.

It is framed in a way that assumes the group is not currently providing refugee housing, but this is for the reason that it makes it neater and easier to read. It is realised in fact that most groups already do this to some extent or other and are considering expanding or changing the way in which they do this.

It is designed to be used alongside a modelling tool in the form of a spreadsheet which can help estimate the costs and benefits of taking different options and modelling the impact of different volumes of business.

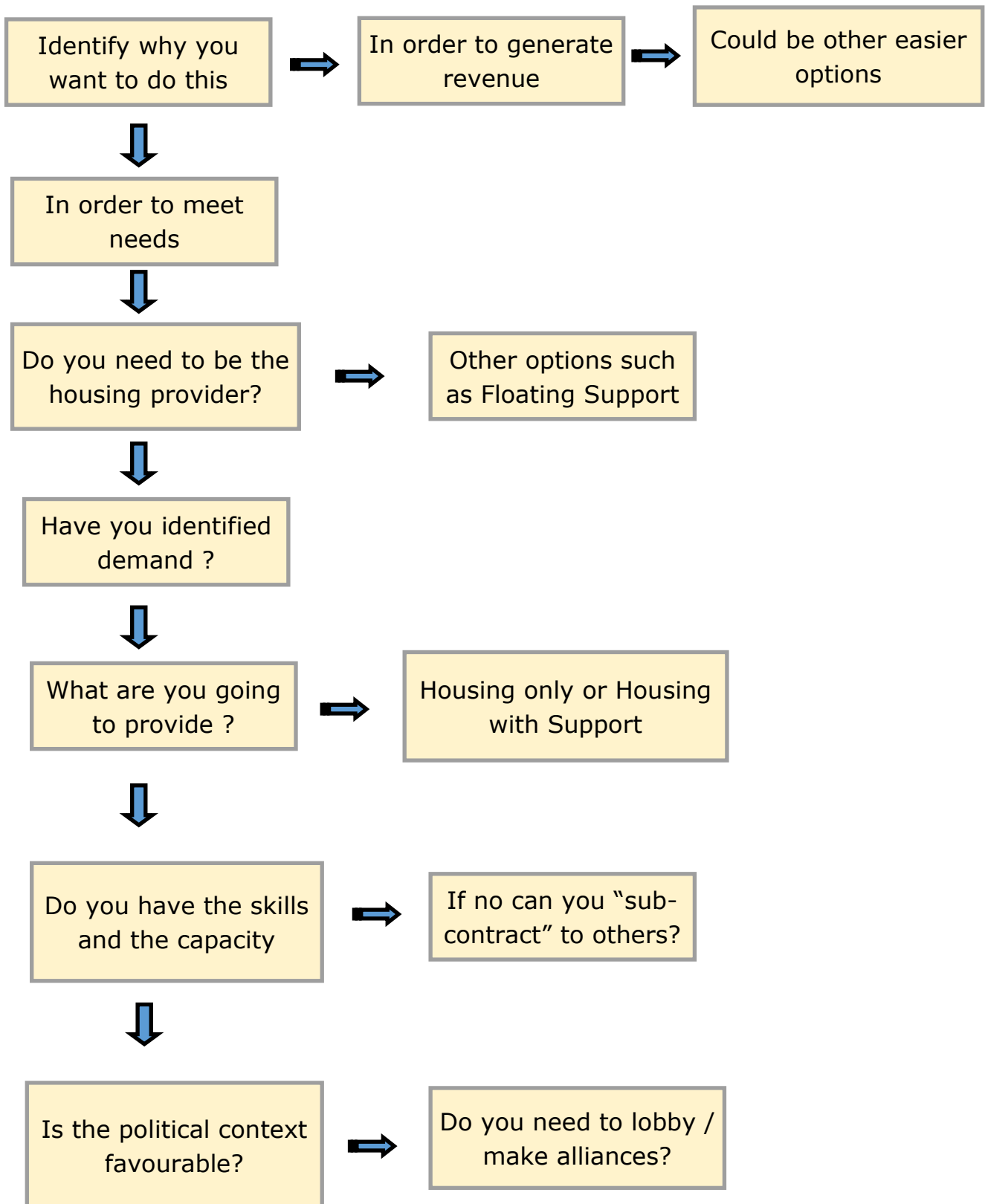
The document is in two parts. Firstly it invites groups to consider why they are doing this, whether there truly is a demand, whether they have the skills and capacity to meet this demand, and whether there are any alternative options that should be considered.

Assuming that having considered these issues groups still wish to pursue it, the document then outlines the issues that have to be resolved. This starts with where properties can be sourced and what issues should be addressed in deciding whether they are suitable. It then looks at the different options in how the properties can be managed i.e. the different types of options for the nature of the relationship with the owner of the property, and the housing management and maintenance questions that need to be resolved. A critical choice is then explained in terms of whether the organisation wants to provide housing-only or an integrated housing and support package, and what might be involved in the latter. Finally the document explains the consequences for all of the above for the difference in rent regime that will apply depending in different choices. In particular this involves looking at the criteria for lettings to be treated as “exempt accommodation”, which then justifies higher levels of charges for those dependent on Housing Benefit, and how this can legitimately generate a surplus for the organisation .

All of this is designed to inform and direct the attempt to model costs for the existing or proposed housing projects using the Housing Project Modelling Tool, in order to determine how financial viability can be secured.

The detail is summarised in the following 2 flow diagrams.

# DECIDING WHAT TO DO



# SETTING UP THE PROJECT

