

Welcome to ...



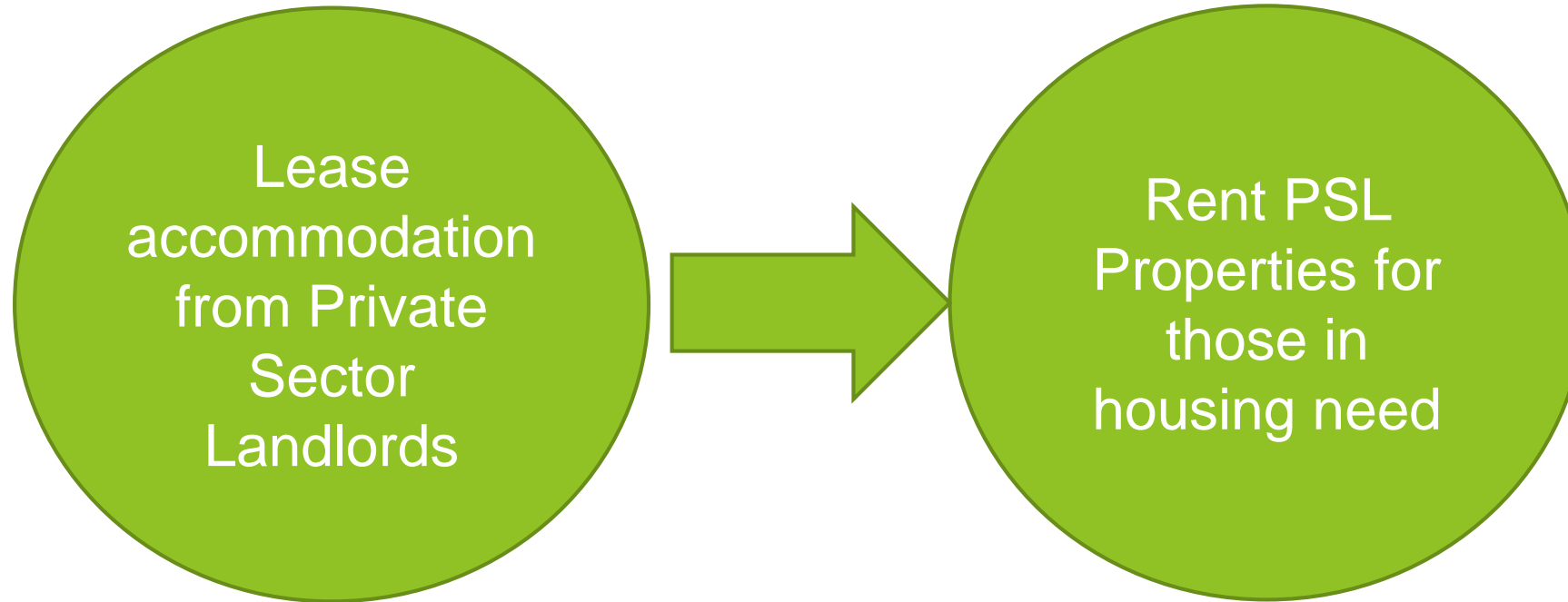
Presentation by Rachel Chiu
E: rachel@springhousing.org.uk

Spring

Housing
Association

- ▶ Spring Housing Association is a social letting agency founded in 2014.
- ▶ We are a charity working with people in need of accommodation and tenancy related support across the West Midlands. We work in conjunction with the private sector to provide general needs and specialist services to:
 - People who are homeless or at risk of homelessness
 - Refugees
 - Care leavers
- ▶ We deliver a range of person centred services to support individuals to *obtain, maintain and sustain* accommodation long term.

Our Business Model



We work with landlords

- ✓ Before
- ✓ During &
- ✓ After Sign up.

Leasing to Spring

- ▶ No agency / letting fees
- ▶ All lease documentation work undertaken by Spring
- ▶ Guaranteed rental income, no voids
- ▶ Overall management of day to day and emergency housing management issues
- ▶ Checks to properties
- ▶ Supporting vulnerable people to obtain accommodation
- ▶ All day to day repairs are managed by our In house repairs team
- ▶ We only work with **quality, reputable landlords**



Our Experience

- ▶ Supported over **1000** people to sustain their accommodation and/or positively move on
- ▶ We support a range of clients -
- ▶ providing over **530** units of accommodation to those in need.
- ▶ Spring currently works with over **70** landlords across **6** different local authorities



Collaboration

Rent Relief Fund and Stirling Road Scheme - accommodation for working homeless

- ▶ Often the reasons for homelessness are linked to affordability, and people being on casual contracts going to into arrears.
- ▶ With our tenants who secure employment we offer a rent subsidy for an agreed period and support to move on to sustainable accommodation, including our own workers scheme

The Adam and Eve Pub

- ▶ Working with a private investor to trail accommodation and social enterprise.
- ▶ Spring HA identified property and the Landlord leased property following refurbished the residential accommodation. The downstairs former public space unfurnished and sub let to Aquarius who were offered a rent free period, refurbished and run a social enterprise.

iKozie

▶ 2.1 iKozie

- ▶ The *iKozie* a modular build “micro-home”. It has a footprint of 14 square metres and the internal fixtures and fittings have been constructed utilizing techniques from building yachts. The iKozie has been designed to be fully equipped and self-contained and includes a bed, kitchen, shower and toilet, alongside a lounge/dining area. Planning permission was obtained and the unit was built off site, and transported to site complete on a lorry, onto a piece of land which has been pre-prepared ie. a concrete base with utilities, electricity and waste.
- ▶ There is potential for the ikozie to be utilized in various ways to address temporary accommodation and intermediate move on accommodation, including placing single units onto small plots of land, and also the potential to meet the short fall in temporary accommodation for people who are homeless.
- ▶ The developer The Homeless Foundation is working with Spring and has planning permission approved for a 20 unit site in Worcestershire.
- ▶ The link below shows the unit including its transport on site.
- ▶ <http://metro.co.uk/2017/10/14/teenager-first-to-move-into-uk-micro-home-built-to-tackle-homelessness-6999264/?ito=facebook?ito=cbshare>
- ▶ Guardian Article - <https://www.theguardian.com/society/2017/sep/14/home-sweet-micro-home-sleep-testing-a-pod-for-the-homeless>



Rachel Chiu - Head of Business Development
Email: rachel@springhousing.org.uk