

Risk Log

Risk	Probability*	Impact**	Identifying controls
<p>The council will be obliged to pay any rent costs only (not utility bills) if care leavers are unable to pay.</p>	<p>Possible (3)</p>	<p>Major (4)</p>	<p>As a first step, and during the application process, the care leaver must show that they are suitable for the scheme and that they are able to manage a realistic budget and will be able to afford rent. The team working around that young person will have a good indication of this, and an application process will be set up to ensure that only eligible, and suitable care leavers are accepted for this scheme.</p> <p>It will be the care leavers' responsibility to inform their Personal Advisor of any changes to their income, and if there is any risk of them not being able to pay rent. The Personal Advisor is to engage with the relevant leads within the Pathways Through Care Service to request support.</p> <p>Care Leavers are to inform their Personal Advisor of any financial worries as soon as possible so that options such as accessing Universal Credit, finding employment, or adjusting their household budget can be explored to support the care leaver.</p> <p>A young person's guide to the Rent Guarantor Scheme is appended to the policy. This will lay out the responsibilities of the care leaver as part of this process. The Personal Advisor will also support the young person to understand the details of the scheme.</p> <p>The council will only cover £850 a month on rent per care leaver. The council will guarantee rent only so, will not cover the cost of other breaches of tenancy, for example, damages to the property.</p> <p>Launching this policy as a pilot will enable the service and wider council to test out the scheme with up to 12 low-</p>

			risk young people to better understand the possible issues that would need further addressing.
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<p>Some landlords and letting agencies only accept personal guarantors. Meaning that the council would not be able to stand as guarantor for all properties.</p>	<p>Possible (3)</p>	<p>Significant (3)</p>	<p>The purpose of the pilot is for the local authority to gain a better understanding on which landlords and letting agencies will accept Corporate Guarantors. Initial engagement has already been made with 10 Southampton based letting agencies to understand whether they would accept a Corporate Guarantor. Some letting agencies may accept the council as a Guarantor and accept 'rent only', however, they all state it depends on the landlord, these agencies are listed below:</p> <ul style="list-style-type: none"> • Let's Rent Southampton • Hunters Estate and Letting Agents • Edison Green Estate Agents <p>If the relevant landlord or letting agency will not accept a corporate guarantor, the Personal Advisor will work with the young person to review their options with other landlords and letting agencies.</p> <p>The Personal Advisor will also work with the young person to explore opportunities outside of the private rented sector which forms part of the local offer. This could include social housing or supported accommodation.</p> <p>If the young person is suitable for rented housing but the options are limited at the time, this may result in costs to the council to supply social housing or supported accommodation.</p> <p>This situation would not stop the young person from pursuing options to support their independence, but it may intervene with the wishes of the young person.</p>
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<p>Some landlords and letting agencies may need a guarantor for longer than the space of a year.</p>	<p>Possible (3)</p>	<p>Significant (3)</p>	<p>Some landlords only require a guarantor for the first year and therefore, with good payment history and adherence to expectations, the young person may not need to find another for ongoing occupancy.</p> <p>If this does occur, the Personal Advisor will work with the young person to review their options with other landlords and letting agencies.</p> <p>The Personal Advisor will also work with the young person to explore opportunities outside of the private rented sector which forms part of the local offer. This could include social housing or supported accommodation.</p> <p>If the young person is suitable for rented housing but the options are limited at the time, this may result in costs to the council to supply social housing or supported accommodation.</p> <p>This situation would not stop the young person from pursuing options to support their independence, but it may intervene with the wishes of the young person.</p>
<p>A limited number of care experienced young people apply for the scheme and are successful for the scheme.</p>	<p>Unlikely (2)</p>	<p>Moderate (2)</p>	<p>There is a possibility that care leavers do not apply for this scheme or are not successful in their application. This would not have any negative effects on the young person themselves, but it could mean that the pilot would not be successful and therefore the following areas would not be tested as part of the scheme:</p> <ul style="list-style-type: none"> • the financial implications by testing the numbers of young people who default on rental payments; • whether the scheme opens more choices of private rental accommodation, in terms of both quality and location; • whether young people in semi-independent accommodation can be moved into rental properties by using the enhanced offer of the council acting as a guarantor;

			<ul style="list-style-type: none"> • if the guarantor offer directly improves the outcomes for our care leavers in securing long term quality housing options. <p>The Pathways Through Care team are to create success criteria for the pilot, detailing what would need to happen as part of the pilot to achieve an understanding of the topics listed above.</p> <p>As stated in the report, there will be a mid-way review after six months (June 2024) and it is proposed that the findings be presented to Corporate Parenting Board. During the mid-way review, the numbers of those who have applied for the scheme will be reviewed alongside the success criteria. If the numbers are low, the Pathways Through Care team will explore options to extend the scheme, and work with the care experienced young people on their application process.</p>
<p>Legal services do not have any dedicated resources to support this pilot</p>	<p>Likely (4)</p>	<p>Significant (3)</p>	<p>Legal support is needed for the purposes of the Deed of Guarantee. A Deed of Guarantee is a binding legal document under which one party (the guarantor) agrees to guarantee that certain obligations of another party will be met. It is likely that the letting agencies/ landlord will create this document, but Legal support will be needed to review the document ahead of SCC signing it. SCC would not be able to sign a legally binding document without the approval of Legal Services.</p> <p>Discussions are on going on the availability of Legal Services.</p>