

Just Homes

Conditions of Residence – Appendix 1

Just Homes provides accommodation and support for 18+ single homeless men. The goal is to support residents to find paid employment and move on to suitable accommodation. The conditions of residence have been designed to foster an atmosphere that develops skills needed to hold down a paid job and live a more independent life style.

False/withheld information.

Any withheld or false information at application, interview, or subsequently could result in termination of licence.

Any breach of the following conditions of residence by residents or their visitors, could result in termination of licence. In the case of threat or risk to others (including substance use) this will result in immediate termination of your licence.

Employment

Residents must follow an agreed individual support plan which aims to address the barriers to finding employment and move on. This may include doing unpaid work placements at one of the Social enterprises managed by First Fruit or external organisations. Failure to follow this plan including refusal of employment/training/work placement could result in the termination of licence.

It is an important part of the Condition of Residence that the residents leave the building between 10:30am and 2:30pm Monday to Friday unless they have prior permission to stay in or pre-arranged meetings with staff. This is critical in enforcing a work day pattern in the lives of the people we support as a key preparation to taking on and holding down a paid job. Residents are expected to use this time in job search or training as per their agreed support plan. In case of sickness the residents are expected to see their GP and liaise with staff with regards to their situation.

Licence charge/Benefits

Residents must have and maintain valid benefits claims. Residents must agree to Housing Benefit being paid directly to Just Homes.

Residents must pay the weekly service charge of £20, according to an agreed payment plan. The charity is able to maintain the service charge at this amount as we have been able to make our own funding arrangements to make up the difference.

Working residents must submit a housing benefit claim towards their licence fees and pay any agreed shortfall in their benefits.

Meetings

Residents must attend one-to-one support meetings, group meetings and house meetings. These will be pre-arranged. Residents must give at least 24 hours notice of inability to attend with good reason. In the case of one-to-one meetings, residents must agree to an alternative time. Persistent failure to attend group and one-to-one meetings could result in termination of licence.

Room

Accommodation is provided in single furnished rooms. You do not have exclusive use of your room. Staff hold keys to all rooms and can enter without notice. There will be regular health and safety inspections of residents' rooms. For the better management of the hostels and taking into consideration the varying needs of individuals, residents will be required to change rooms. If you are not making use of your room regularly (4-5 nights a week) it will be assumed that you do not need it and your licence will be terminated unless you have made special arrangements with the staff. Residents are not allowed to redecorate or put pictures up without the permission of the House Manager. TVs in individual rooms are only allowed on production of the appropriate licence. Residents are not allowed pets in their rooms.

Noise/Nuisance

Residents must vacate the communal areas by 11pm. Noise in the house must be kept to a reasonable level all times. After 11pm there must be no noise outside the residents' room. Special consideration should be given to not disturb others in the hostel while movements in the house after 11pm.

Visitors

Only one visitor per resident is permitted without prior permission. Guests are only allowed in the communal areas, visitors are not permitted in residents's rooms at any time or for any reason. You are responsible for your visitors and their conduct and you must remain with them while they are on the premises at all times. All visitors should leave the premises by 10 pm. Children are not allowed on the premises at any time.

Duties in the House.

Residents are required to spend two hours a week to helping around the house, cleaning communal areas, helping with cooking, washing up gardening etc.

Substance use

Alcohol and drugs are not to be brought onto or used on or near the premises either by residents or their visitors. Smoking is not permitted on the premises, this includes the garden area.

Anti-Social Behaviour. (behaviour likely to cause alarm, harassment or distress to others)

We expect no anti-social behaviour towards staff, residents, visitors, contractors and neighbours. This includes behaviour both inside and outside the hostel.