

Leicestershire Homes for Ukraine Team

WELCOME
ЛАСКАВО
ПРОСИМО

WHY ARE WE HERE?



Update on
Thank You
Payments



Planning next
steps for Hosts



Understanding
available
housing options

Ukraine Permission Extension and Thank you payments

- Ukrainians on the Ukraine Permission Extension (UPE) scheme will be able to extend their visas for a further 24 months after their first 18-month period of UPE.
- Thank you payments are only available for hosting guests who are on a Homes for Ukraine sponsorship visa or were and are now in the first 18 months of their Ukraine Permission Extension visa.
- Other changes may affect eligibility for thank you payments (eg change of visa or family member hosting) – see our thank you payment policy online:

<https://www.leicestershire.gov.uk/support-for-ukraine/information-for-leicestershire-sponsors>

- Other accommodation arrangements may then need to be considered.

WHEN DO YOUR THANK YOU PAYMENTS STOP?

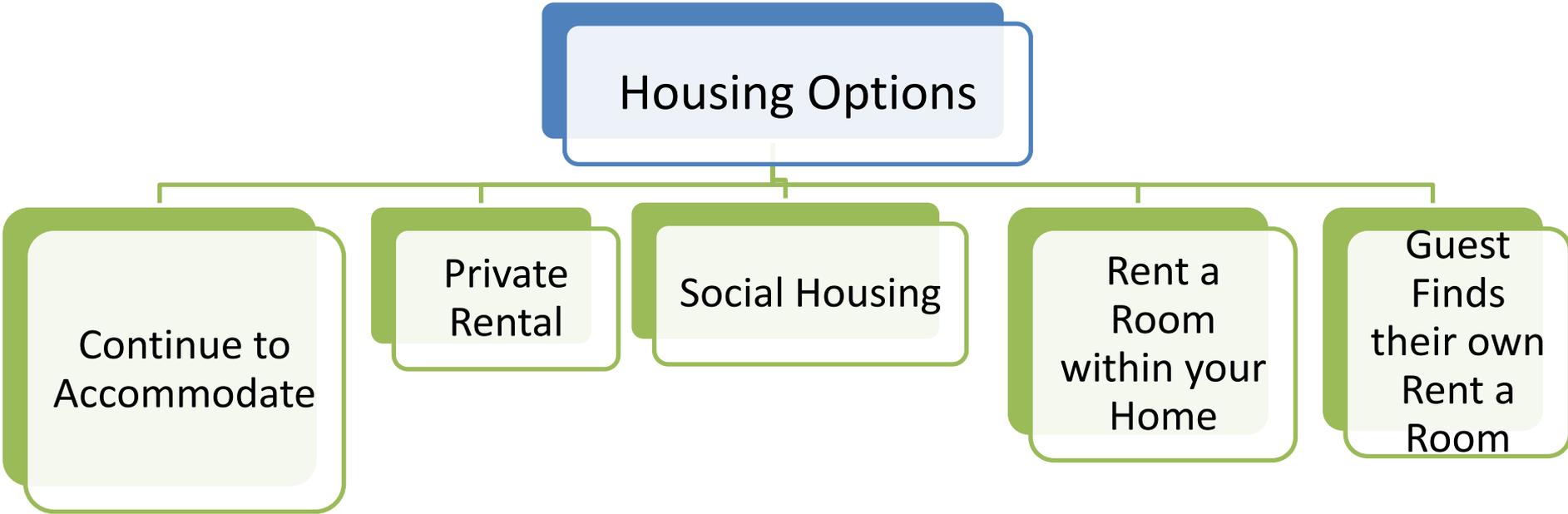
If you have guests who have UPE visas your thank you payments will stop when the last guest you are still hosting reaches the end of their first 18 months on the UPE visa.

We will contact you 8 months beforehand to let you know the specific dates.

Example for guests with different dates:



HOUSING OPTIONS FOR CONSIDERATION



CONTINUE TO ACCOMMODATE



Rent-a-room is one way to do this

PRIVATE RENTED SECTOR (PRS)

Please note New Rules for Private Rental come into force on the 1st May 2026

- Guest moves into Private Rented Sector (PRS) accommodation
- Rent is usually set at market rent levels
- Formal tenancy agreement required
- Deposit, affordability and referencing checks may apply
- Guest responsible for rent, utilities and bills

Where to Search

- [spareroom.co.uk](https://www.spareroom.co.uk)
- [openrent.co.uk](https://www.openrent.co.uk)
- [rightmove.co.uk](https://www.rightmove.co.uk)
- [zoopla.co.uk](https://www.zoopla.co.uk)
- [onthemarket.com](https://www.onthemarket.com)
- local letting agents

PRIVATE RENTED SECTOR (PRS)



THINGS TO CONSIDER:



CHECK WHAT IS
INCLUDED IN THE
RENT

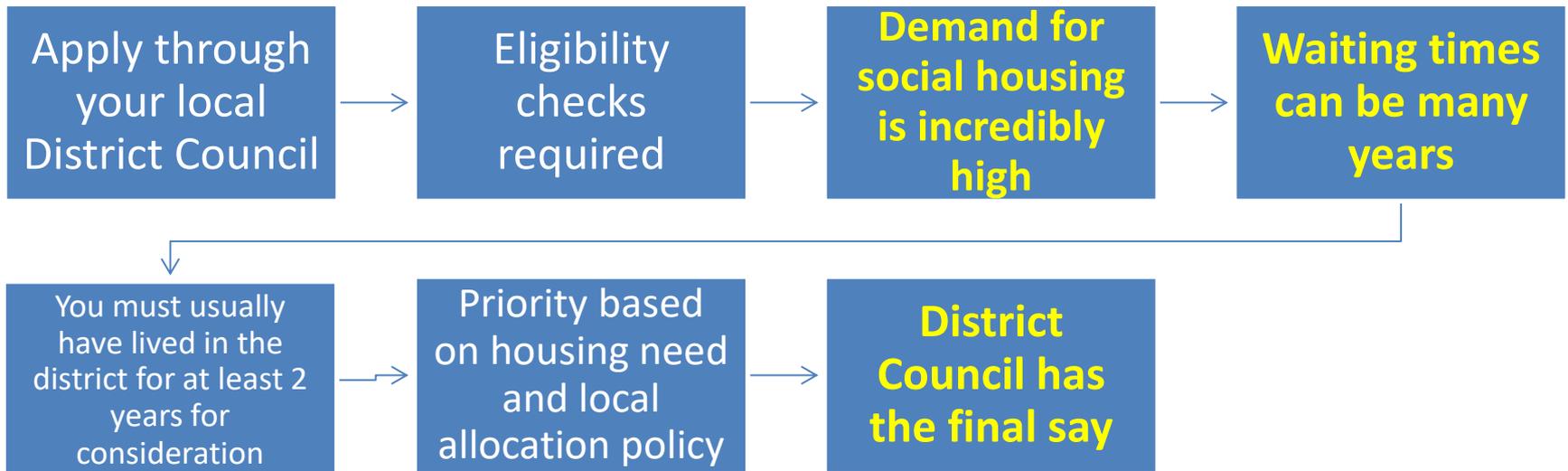


LOCATION AND
TRAVEL COSTS

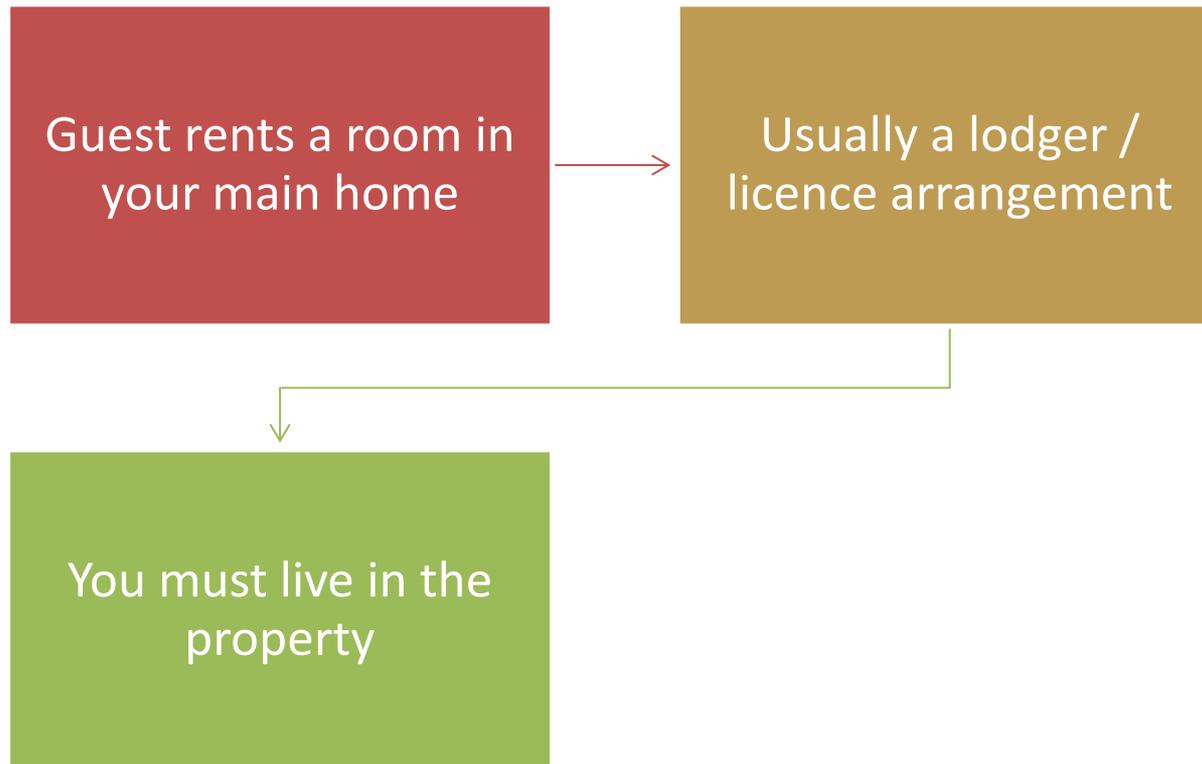


UPFRONT COSTS
(DEPOSIT / FIRST
MONTH'S RENT)

SOCIAL HOUSING



HOST RENT A ROOM OPTION (ONE WAY TO CONTINUE TO ACCOMMODATE)



HOST RENT A ROOM OPTION CONTINUED

Room should be
furnished

Income may be
tax-free up to
£7,500 per year —
governed by HMRC
rules

Get legal advice (eg
Refugee Host
Support)

Rent a Room Scheme (UK) – Key Rules (GOV.UK) Explained

- Rent a furnished room in your ONLY or MAIN home (you must live there)
- Resident landlord: homeowner or tenant with permission
- Tax-free allowance up to £7,500 per year (£3,750 each if shared)
- Income includes rent, bills, meals, cleaning or other services
- Not for separate flats or buy-to-let properties
- Under £7,500 → usually no tax; Over → Self Assessment
- Cannot claim expenses if using the allowance

Important Practical Rules (GOV.UK Guidance)

- Rent should be FAIR and normally include utilities
- Unfair rent may cause disputes or council/HMRC questions
- Taking a lodger may remove Single Person Council Tax Discount
- Use a Lodger Agreement or Licence – not an AST tenancy
- Licence explains house rules, shared areas, rent and notice
- Keep payment records
- Check mortgage, landlord or insurance permission first

Ending a Lodger Arrangement

Give reasonable notice in line with the lodger licence agreement and seek advice if unsure

Case Scenario – Rent a Room ALLOWED



Sarah owns a 3-bed home and lives there full time



She rents one furnished bedroom to a lodger



Lodger shares kitchen and bathroom



Rent includes bills and is reasonable for the area



Income is £600 per month (£7,200 yearly)

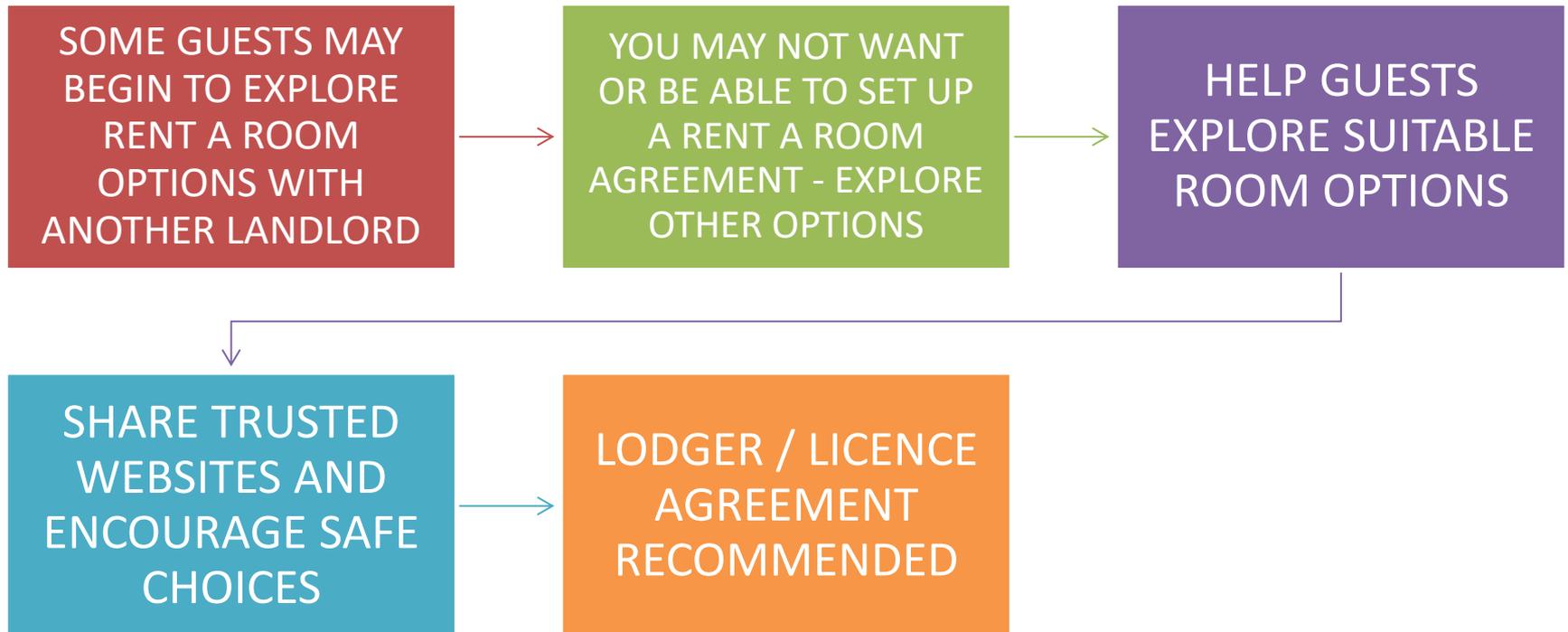


This fits GOV.UK Rent a Room Scheme rules

Case
Scenario –
**Rent a
Room NOT
ALLOWED**

- Daniel moves out and rents the whole house to tenants
- Property is no longer his main home
- Rooms are turned into separate studio units
- Rent charged separately like a business
- This becomes buy-to-let or HMO rules
- Rent a Room Scheme cannot be used

GUEST RENT A ROOM OPTION



GUEST RENT A ROOM OPTION: WHERE TO LOOK & SUPPORT

WEBSITES:
SPAREROOM.CO.UK,
OPENRENT.CO.UK,
IDEALFLATMATE.CO.UK

What Refugee Host Support Does

- Supports UK households hosting refugees
- Helps prevent placement breakdowns
- Provides 24/7 emotional and wellbeing support
- Offers professional counselling (phone, online, face-to-face)
- Delivers mental health tools including online CBT and wellbeing apps
- Offers legal, financial and other advice sessions

Refugee Host Support – Practical & Specialist Support

- Provide practical guidance on agreements and house rules
- Offer legal advice line support on rights, responsibilities, and boundaries
- Help hosts set clear expectations around rent, bills, space, and behaviour
- Support early conversations to prevent misunderstandings or disputes
- Offer mediation support
- Help with Lodger Licence Agreement

What To Do Next — Act Now

It is important to start planning now before Thank You payments end.

- Talk with your guest and decide what you want to do next
- Choose one option:
 - Determine whether you want to continue to accommodate e.g. via Rent a Room / lodger arrangement
 - Support them to move into alternative accommodation

What To Do Next — Act Now

- Read the Rent a Room information on GOV.UK if you plan to Rent a Room
- Reply to the Homes for Ukraine team to confirm your plans when you contact you 8 months prior to the end of your hosting (UPE end date)
- If unsure please email us on homesforukraine@leics.gov.uk