

Rent in Advance

Applicants that sign a tenancy with a social landlord may be required to pay rent in advance; the table below is a guide to each landlord's procedure.

Landlord	Is rent in advance required at sign up	Does it apply to target and affordable rents?	Does it apply to General needs and Sheltered accommodation	If advance payment is required is any concession available to applicants in receipts of benefits	If no advance payment is required, is advance payment likely to be implemented in the future
Tenant Management Organisation (KCTMO)	Not required	n/a	n/a	n/a	No information available
Notting Hill Housing Trust	One weeks (including service charge)	Yes	Yes	If an applicant can't afford to pay should discuss this at the earliest opportunity with the housing officer	n/a
Peabody	One weeks	Yes	Yes	Applicants on benefits are allowed to pay £5 at sign up and the prospective applicant signs an undertaking to pay the balance over 9 months on top of their rental payment	n/a
Southern Housing Group	One week for target rent. Affordable rent requires one months payment	Yes	Yes	If the applicant is in receipt of housing benefit they are not required to make the full payment, instead a minimum payment of £3.65 on the day	n/a
Viridian Housing	Four weeks rent (£21.66) via postal order in advance if in receipt of HB and a month in advance if in employment depending of the amount of	Yes	Applicable to General needs	No concession is available to applicants in receipts of benefits. A minimum of £5.00 is required for applicants on HB	n/a

	rent				
A2Dominion Housing	Two weeks	Yes	Applicable to General needs	Concession is given to those on full HB. For those who are partly covered by HB they would be expected to pay the shortfall equivalent to 2 weeks in advanced rent. We would also set up with them direct debit for future payments.	n/a
Octavia	One weeks	Yes	Yes	Yes. They will be asked to pay a minimum which the income officer will advise	n/a
Womens Pioneer Housing	None	N/A	N/A	N/A	No information available
Riverside Housing	One weeks	Yes	Yes- General needs	No concession available	N/A
London and Quadrant Housing Group	Four weeks	Yes	No	Yes. £5pw x 4weeks	N/A
Family Mosaic	One Weeks	Yes	Yes. General needs	If in receipt of full Housing Benefit £5 or part Housing Benefit £10 per week is payable until applicant has paid the equivalent of one week's rent	N/A
Affinity Sutton	Our rent in advance payment is dependent on the tenancy start date. The tenant will pay the rent due from the tenancy start date to the end of the month.	Yes	Yes	If an applicant is in receipt of full Housing Benefit payment is not required	n/a
Shepherds Bush	One month's rent in advance	Yes	Yes	If on HB, applicant need to work towards	n/a

Housing Association	by Direct Debit. Applicants are required to bring bank details and HB reference number at sign up.			getting the account 4 weeks in advance at point that HB pay. Minimum contributions are £3.70 per week to get the account into advance over a period of time if necessary.	
Catalyst Housing	The tenancy agreement states 1 week although for monthly payers we would ask them to pay 1 month if possible.	Yes	Yes	Yes – we don't expect 1 week immediately but we would start by asking them to pay a small amount each week until HB is in pay i.e. £5. If there is a likely HB shortfall then we would get them to pay more. This is agreed at the sign up.	n/a
Genesis Housing Association	Not required	n/a	n/a	n/a	No information available
Network Homes	One weeks	Yes	Yes	A rent payment arrangement can be arranged with our Income Officer, should there be any hardship issues.	n/a
A2dominion	Two weeks	Yes	Yes. General needs	Concession is given to those qualify for full Housing Benefit. Applicant that are partly covered by Housing Benefit are expected to pay the shortfall equivalent to 2 weeks in advance. A direct debit will set up for future payments.	n/a

*Information correct at the time of publishing 22/11/2016