



Ministry of Housing,
Communities &
Local Government

Find Your Own Accommodation Pathway



A step-by-step guide
to finding private rented accommodation



Ministry of Housing,
Communities &
Local Government



Scan the QR code to access
the digital version of this
guide, under 'Settled
accommodation' on the
webpage.

The information provided in
this document is intended
as guidance only.



Introduction

The UK Government is committed to supporting you to settle into your new life in the UK. The Government has limited properties to allocate to eligible Afghans. There is no guarantee you will receive an allocation. If you receive an allocation and refuse it, you will not receive another one and must leave your 'transitional accommodation' within 28 days.

This is why it is important that you look at properties in the Private Rented Sector (PRS) while you are in transitional accommodation and on the matching list for government allocated housing.

This guide explains how the Find Your Own Accommodation pathway (FYO) can help you secure PRS accommodation with council support. You can find additional information about private renting online at [Gov.uk](https://www.gov.uk), [Shelter](https://www.shelter.org.uk) and [Citizens Advice](https://www.citizensadvice.org.uk)*.

If you do not find a home through the Find Your Own Accommodation pathway or do not receive a government housing allocation within 9 months you may not have somewhere to live. If you are at risk of homelessness, you should contact your council for support as soon as possible.

Councils can offer different types of support if you are at risk of becoming homeless or do become homeless. For some people this could include emergency housing, but that may mean moving between different places for years. You will receive help to find your own accommodation and avoid entering the homelessness system.



FYO Overview

Speak to on-site staff at your transitional accommodation and they will help you contact a housing support worker who will provide advice and support tailored to your needs.



Step 1: Engage

Think about where you can live, speak to a housing support worker and seek council support.

Start by month two

Step 2: Search

Look for suitable properties, refine and adapt your approach as you go.

Start by month three

Step 3: Secure

Pay your deposit, make your first rent payment, sign your tenancy agreement.

Aim to complete by month six

Step 4: Prepare

Arrange your move and confirm your budget for rent and bills.

Step 5: Move

Transport your belongings, settle into your new home and start to access local services.

Before the end of month nine





Transitional Accommodation

The UK Government will provide you with 'transitional accommodation' for up to 9 months. This may be a hotel, apartment or accommodation on the Ministry of Defence estate.

If you arrived on or before 1 March 2025, your 9 months in 'transitional accommodation' starts from that date. If you arrived after 1 March 2025, the 9-month period starts from your arrival date.

9 months is the longest that you can stay in transitional accommodation. The quicker you move, the sooner you can begin to build your life in the UK.

Income

You should apply for employment support and benefits from the relevant contact in your current location. For example, you can [get help paying for your housing](#) if you are eligible for Universal Credit*.

English Language Support

We recommend all adults sign up for English language support (ESOL), unless you already speak very good English. Good verbal and written English skills will help you to find a job and home.



Step 1: Engage

Start by month two

To help figure out where you might want to live, ask yourself the questions below and discuss your answers with a housing support worker.



Some parts of the UK may be unaffordable for you and your family to live. For example, in London housing is limited and rents can be high.

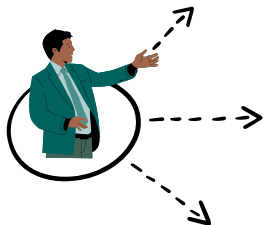


A Housing Support Worker Can Help You:

Understand housing costs in different areas, calculate how many bedrooms your family is eligible for under the Local Housing Allowance (LHA), and decide what you can afford.

LHA rates are based on rents and limited by legislation. These rents are being paid by people with the same number of bedrooms as the property where you live, or the number of rooms you and your household needs.

You can check the LHA rates for you, based on the area you live in.^{*} You can also check how many bedrooms you may be eligible for,^{**} based on the number of people in your household.



Complete the process of finding and renting a property, for example filling out forms, talking to landlords and getting help with rent.

Check if the council will support you to move into a private rental property in their area. If they agree to support you, the council can:

- Check a property meets required standards and your household needs.
- Provide integration support for up to three years to help you connect with your new community and adjust to life in the UK.

^{*}<https://lha-direct.voa.gov.uk/search.aspx>

^{**}<https://lha-direct.voa.gov.uk/bedroomcalculator.aspx>



Step 2: Search

Start by month three

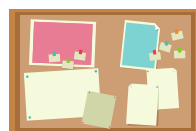
Once you have spoken with a housing support worker and they have information from the council, you can get help to look for a home in a few ways including:



Online
platforms like
Zoopla,
Rightmove,
SpareRoom,
and OpenRent



Letting agents



Local
newspaper
ads and
noticeboards

If you find a suitable property that is slightly over your budget, check with your housing support worker if the council can offer financial support. They may contribute to your rent for a limited period while you seek employment to increase your earnings. Avoid properties with rent far above your budget.

If friends and family find a suitable property that is close to them, check with your housing support worker if the council will support you to move there. If the council is not satisfied with the property or area but you still move there, you may not receive ongoing integration support.



Top Tips!

Affordable rental properties are in high demand across the UK. There may be many people interested in a property. Act quickly to:

- Sign up to property alerts to receive notifications when properties come online.
- Reach an informal agreement with the landlord once you find a property that meets your household needs.
- Submit required information and complete paperwork promptly.

If you do not have a steady income that covers the rent then landlords may request advance payment or a guarantor.

- A guarantor could be family or friends with a good income in the UK. If you do not meet your financial obligations, the guarantor can be pursued for payment.
- You can ask your housing support worker for advice and find out more information online, for example at Shelter and Citizens Advice.*

Beware of scams on rental websites and social media.

- You may have to pay a deposit before you move in but there are rules for this. Check the official government website**.



*https://england.shelter.org.uk/housing_advice/private_renting/guarantors_for_private_renters
www.citizensadvice.org.uk/housing/starting-to-rent-from-a-private-landlord/using-a-guarantor

**www.gov.uk/private-renting/deposits

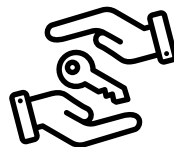


Step 3: Secure

Aim to complete by month six

Once you have found a property and the council has checked and confirmed it is suitable, you can:

- 1** - Sign your tenancy agreement.
- 2** - Pay your deposit.
- 3** - Make your first rent payment.



The tenancy agreement is a legal document outlining:

- Your rent (how much to pay and when).
- Your rights and responsibilities as a tenant.
- The landlord's obligations.

In the UK many tenancies will be signed by more than one person, for example a husband and wife may sign jointly. You should seek advice on whether this is right for you.



Before you sign the tenancy agreement ensure you fully understand all terms and conditions. If needed, ask someone to explain it to you verbally.



Step 4: Prepare

After signing the tenancy agreement

Once you have signed your tenancy agreement you can get ready to move. Once you move you will be expected to:

- Start rent payments.
- Arrange and pay for other charges agreed with the landlord, like Council Tax and utility bills (water, gas, electricity etc.).
- Buy furnishings if needed and take good care of the property.

Step 5: Move

By the end of month nine

You have reached the final step in the FYO pathway and can start settling into your new home.

Speak to on-site staff at your transitional accommodation to see if the Home Office or Ministry of Defence can help you transport your belongings to your new home.

Once you have settled in, check what services and integration support your council can provide.



Ministry of Housing,
Communities &
Local Government



Scan the QR code to access
the digital version of this
guide, under 'Settled
accommodation' on the
webpage.

The information provided in
this document is intended
as guidance only.