Many thanks for your interest in our work here at Action Foundation. We are always excited to hear from prospective landlords such as yourself.

In response to your enquiry, we provide services in Newcastle and Gateshead only and look for properties with 3-5 bedrooms. Currently, we are keen to take on new properties in Newcastle or Gateshead (NE3, NE4, NE6, NE8), given high demand. We have a number of projects including supported accommodation for destitute asylum seekers and refugees. Our accommodation projects are:

* **Action Lettings:**  which supports homeless refugees who need a stepping stone between leaving government accommodation and entering the private rental market. These clients pay Action Foundation rent and may be claiming Universal Credit/Housing Benefit or in employment.
* **Action Housing:**  which supports destitute asylum seekers. With a base in our accommodation, these clients are supported to access a legal review to establish their immigration status. These clients pay Action Foundation no rent as they are unable to claim benefits or work.

You can read our [2021 Impact Report](https://actionfoundation.org.uk/wp-content/uploads/2021/12/ActionFoundation-Report_2021-12-01_DIGITAL16761-FINAL-FINAL.pdf) or view some of our [films](https://actionfoundation.org.uk/about/films/) to find out more about us.

As regards the basis on which we rent properties, Action Foundation would hold the tenancy with a landlord and then let out the property’s bedrooms on licence agreements. We usually sign an initial lease with the homeowner for 12 months, but have worked in partnership with several landlords for several years. On average the process of supporting a client to move on from our services takes about 9 months, therefore the licensees would typically change during the course of the initial lease.

Responsibilities for the financing and arrangement of repairs and maintenance are sometimes Action Foundation’s and sometimes remain with the landlord. This is dependent on the rent we pay. For some landlords we arrange repairs and recover these costs from them. Some landlords provide us with properties at a peppercorn rent of £1 a year, some we pay market rent, and others something in between! On the whole if we pay close to market rent, we would expect our landlord to cover all repairs and maintenance costs, if we pay less we would assume responsibility for this.

We are happy to assist with suitable property searches, and usually help landlords who want to do something a little different with their property, help those who are vulnerable and reduce the hassle of managing a property. We like to develop a good working relationship with our landlords and try to have a flexible and individual approach so that it works well for us all. We do allow landlords to specify a limit to the number of occupants assigned to their property.

We hope our response has answered your initial queries, but should additional ones arise, please do contact us. Thank you for expressing an interest.