

# Transitional Plus – Domestic Violence

## What is Transitional Plus Housing?

Transitional Plus Housing is an extended form of supported accommodation for women with dependent children experiencing domestic and family violence, which is linked to training and employment outcomes.

With a stable home and tailored support to stabilise your life over a period of up to five years, you will be required to engage in training and employment to enable you to move to independent living arrangements, generally in the private rental market.

Transitional Plus tenancies are offered for six months at a time, up to a maximum of five years, depending on individual circumstances.

## How do I become a tenant?

Nominations are submitted to us by a range of support providers, generally specialising in domestic and family violence.

Support providers check for eligibility, including:

- Being homeless or at risk of homelessness, as a result of domestic and family violence,
- Being unable to resolve your own housing need in the short to medium term,
- Committing to work with support providers through an individual goal support plan, including active involvement in training and employment, and
- Have capacity to move to private market housing within five years.

We review nominations from support providers and consult a Local Nomination and Assessment Panel (LNAP) to determine the best match of person to property, to give every opportunity for a successful tenancy.



When a suitable vacancy is available, we make an offer of transitional housing and you have the choice to accept the offer or not.

If you accept the offer, we will sign a standard Residential Tenancy Agreement for an initial six months lease.

Your nominating support provider is invited to the lease signing appointment, and we work together to ensure you understand your tenancy obligations and Transitional Plus conditions.

## How much rent do I pay?

The subsidised weekly rent is significantly below market rent and is initially based on the number of bedrooms in the property.

Each year the rent is increased, so that by the start of the fifth year, the subsidised rent is equivalent to the market rent in the first year.

We will provide you with the scaled rent calculation before you sign the first lease, so you can plan ahead for each rent increase.

If your training and employment plans change, and you can't afford the rent increases, contact us immediately to discuss available options.

## What are my tenancy obligations?

As a tenant, you must meet all of the terms and conditions of the Residential Tenancy Agreement, including:

- Pay your rent on time,
- Keep your home clean, undamaged and leave it in the same condition it was in when you moved in, excluding fair wear and tear,
- Respect neighbours' right to peace and quiet,
- Not allow unauthorised people to move in,
- Not use the property for illegal purposes.

In most cases, having visitors at your home is fine, so long as they don't disturb your neighbours. If you think your visitors may need to stay overnight or for a few days, it is best to check with your Tenancy Manager and your support provider, as some restrictions may apply.

If you need to be away from home for more than four weeks, please let us know in advance, in case we need to contact you.

As a tenant of Transitional Plus Housing, you are expected to engage with support providers, particularly for training and employment, so you can afford the annual rent increases and to prepare for exiting into private market housing, before the maximum five year period expires.

## How is my tenancy monitored?

When you are nominated for Transitional Plus Housing, you provide consent for us to share information with your support provider.

We keep in regular contact with your support provider and share information that is relevant to assisting you to sustain a successful tenancy.

Your WHC Tenancy Manager will visit you at home, to conduct property inspections and to check that you are meeting your tenancy obligations. We will always invite your support provider to attend these home visits with us.

When we send you correspondence, such as a property inspection notice or advice about your rent account, we also send a copy to your support provider. They can help you to respond to our correspondence if required.

Your support provider may arrange referrals to other support services, depending on your changing needs, particularly the requirement to engage in training and employment.



## Will my lease be renewed?

If you meet all of your tenancy obligations, remain eligible, and continue to work towards training and employment, we will offer to renew your lease for another fixed term.

We will tell you when your current lease is expiring and may be terminated, unless you stay eligible and engaged in training and/or employment.

We ask your support provider about your level of engagement and this advice influences our decision to either offer a lease renewal or to terminate your lease at the end of the fixed term.

If you are no longer meeting your tenancy obligations, or no longer engaging in training and/or employment, or if you have been in Transitional Plus Housing for the maximum allowable period, we will not renew your lease. A tenancy termination notice will be sent and you will need to move out of the property.

If you have any questions or concerns, please contact us so we can work together to resolve issues and help you to sustain your tenancy.

## More Information

This factsheet provides a general summary only. For full details, please check the policies on our website: [www.womenshousingcompany.org.au](http://www.womenshousingcompany.org.au)