



Finding and maintaining a tenancy in the private rental market can be incredibly difficult for social housing tenants. This is particularly the case for the most vulnerable that may have a disability or be at risk in their current residence. The Private Rental Subsidy provides a medium-term solution to help these people.

What is the Private Rental Subsidy?

The Private Rental Subsidy is a rental assistance program that provides rent support to assist clients in accessing affordable accommodation in the private rental market, while they wait for suitable social housing to become available.

The program allows eligible clients to pay an amount of rent **that is the same as the amount they would be paying as a social housing tenant**. The Government makes up the difference between the amount the client pays in rent, and the 'benchmark' rent for a property in an approved area (that is comparable to a social housing property). Benchmark rents are worked out based on average rent data provided by NSW Fair Trading for specific types and sizes of accommodation in an area.

The Private Rental Subsidy means the rent paid by the client for the property works out to be similar to the amount they would be paying as a social housing tenant.

Who is eligible for the Subsidy?

In order to be eligible for the Subsidy clients must meet set criteria, including:

- being approved for priority status on the NSW Housing Register
- having a recognised disability or medical condition
- being at risk in their current accommodation, which is not suitable for them to reside in while they wait for social housing.

Clients need to be able to provide evidence of their circumstances.

How does the program work?

Once on the program, clients search for a suitable and affordable property, having been advised:

- the suburbs they can look in, and
- a 'benchmark rent' - clients should look for properties at or below this amount.

Once a property is found and approved, the local housing provider/office advises how much they will contribute to the rent. The client pays the landlord/agent their portion of the rent. If the client is a Link Housing client, we will pay the landlord/agent directly (otherwise, the Government will make the payment directly).

If the client is a Link Wentworth client, we will pay the landlord/agent the subsidy amount 28 days in advance – every time. NOTE: this is the case for all clients receiving a subsidy across all offices.

What assistance does Link Wentworth provide in relation to the Subsidy?

Link Wentworth is committed to assisting people who are, or at risk of becoming, homeless or need help to rent in the private rental market. Our staff members support clients on the Private Rental Subsidy by:

- working with landlords/agents to find suitable housing for our clients.
- paying the subsidy direct to the landlord/agent – 28 days in advance.
- issuing **Bond Extra** if necessary (providing up to \$1,500 GST inclusive to real estate agents or landlords to cover rental arrears and/or property damage, over and above the rental bond. This can provide additional reassurance to landlords/real estate agents if they are feeling hesitant about letting their properties to clients, they may not have a tenancy history or experience disadvantage in accessing the private rental market.
- we can also act as a liaison point between the client and the landlord/agent if necessary.

If you need more information, please contact Link Wentworth on 9412 5111 or email enquiries@linkwentworth.org.au

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