



Rent Deposit Bond Scheme

**Information for tenants and landlords
We will try to help you**

Rent Deposit Bond Scheme: Information for Tenants

It can be difficult for people on a low income to find a deposit for a private let. Staffordshire Moorlands District Council's Rent Deposit Bond Scheme is designed to help homeless households access accommodation in the private rented sector.

The scheme is administered by Adullam's Private Sector Housing team who work in partnership with the council. Adullam provide support to tenants and landlords to ensure that the tenancy is set up properly and any issues are resolved. They can also support more vulnerable tenants to develop the skills needed to understand and maintain a tenancy.

Do I Qualify?

The Council will consider you if you are:

- An adult over age 18 currently living in the District and:
 - (i) *your circumstances have been assessed by one of our housing advisors*
 - (ii) *you agree to keep to the terms of both the bond scheme and the tenancy agreement*
 - (iii) *ou agree to try to make the tenancy work, look after the property and keep it to a reasonable standard*
- Accepted as homeless or threatened with homelessness or 'moving on' from supported accommodation
- Unable to raise the deposit yourself
- Not an existing tenant of a Council or Housing Association (unless a homelessness duty has been accepted for you)
- Able to show that you are financially responsible
- Able to show that you can afford the property and save the cash deposit amount during the Bond's 18 month fixed term
- Willing to allow us to discuss the progress of your housing benefit or universal credit claim and tenancy with your landlord.

You must be willing to accept support to manage your tenancy if this is considered necessary. This could be support with budgeting, sorting out the amenities such as gas and electric, filling out forms etc.

You will agree to act in a responsible and lawful manner. You will agree to let the Council know if you intend to leave the property or if there are any changes in your circumstances.

What type of property can I consider under the scheme?

The property must be in Staffordshire Moorlands. It must also:

- Pass the basic legal fitness standard (this includes any furniture)
- Pass an inspection by the Adullam bond scheme support workers
- Have a rent which is reasonable and affordable for your household
- Have an easy to understand tenancy agreement - all parties should have a copy of this
- Have a landlord who neither lives at the property nor offers bed and breakfast.

What benefits do I get from the scheme?

- You can consider properties which would otherwise be unaffordable which will increase your housing options
- You will be able to access a tailored package of practical support to meet your needs - including budgeting, connection to utilities, filling out forms, claiming housing benefit / UC housing costs and paying bills
- You will be offered help to liaise with your landlord about any problems that may arise.

How should I apply?

It is very important that you do not sign a tenancy agreement or move into the property until a decision has been given to you on your application.

Once you have found a property and the landlord is willing to accept the Rent Deposit Bond you must complete an application form. A member of the Housing advice team will send this to you and can help you fill it in if you need assistance.

The rent will be compared with the Local Housing Allowance rate to establish affordability and determine the level of Housing Benefit / UC Housing costs that may be payable. Once we have the information needed one of the Adullam support workers will contact you, sort out the practicalities, help you claim benefits if you need to and sort out the utilities.

Rent Deposit Bond Scheme: Information for Landlords

What are the Benefits for Landlords?

- You get a guaranteed Bond from the Council should there be damage or rent arrears during the 18 month fixed period. You would be reimbursed up to the value of the Bond
- If your tenant needs support and assistance to manage their tenancy successfully then this will be provided by the Adullam support workers. Help can be offered with budgeting, connection to utilities and paying bills
- A member of the housing team will work with housing benefit /universal credit to minimise delays in payment to you. The tenant will agree that you should be kept informed about the progress of their housing benefit or universal credit claim
- The Adullam support workers will liaise between you the landlord and your tenant to help to overcome any problems should these arise
- The Adullam support workers will offer you clear advice on the rights and responsibilities involved in letting properties.

What does the Council expect from Landlords?

Landlords should:

- Act in a reasonable and responsible manner
- Keep to the terms of both the tenancy and bond agreement and comply with all relevant legislation
- Agree to work with Adullam and any other support worker to resolve any difficulties
- Keep personal information about the tenant confidential
- Provide a tenancy agreement which is clear and easy to understand
- Make sure that all parties have copies of the relevant paperwork - such as a tenancy agreement, inventory, gas & electric safety certificates, satisfactory EPC and a copy of the Governments 'How to rent' leaflet
- Keep the property in a condition that complies with health and safety legislation and keep it properly maintained.

Further Information

If you have any questions or need an application form or further information then please contact us at:

Staffordshire Moorlands District Council,
Housing Services, Moorlands House,
Stockwell Street, Leek,
Staffordshire Moorlands, ST13 6HQ

Tel: 0345 605 3010

Minicom: 01538 722442

Contact us at: www.staffsmoorlands.gov.uk/homeless

This document is available in alternative formats on request

Το παρόν έγγραφο είναι διαθέσιμο με τα εναλλακτικά σχήματα κατόπιν αιτήσεως

Ten dokument jest dostępny w alternatywnych formatach na prośbie

Этот документ имеющийся в других формах по просьбе

This information is available in Braille or tape on request.



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Tel: 0345 605 3010

Minicom: 01538 722442

Housing Benefit Tel: 0345 605 3010

Staffordshire Moorlands District Council, Housing Services, Moorlands House,
Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ