

Guide for Landlords and Letting Agents

on

THE RENT DEPOSIT & RENT IN ADVANCE SCHEME



HOUSING ADVICE SERVICE

Address: Housing Advice Centre
South Wolfe Street
Stoke-on-Trent
ST4 4AB

Telephone: 01782 233696
E-mail: housingadvice@stoke.gov.uk
Website: www.stoke.gov.uk

FACT SHEET FOR LETTING AGENTS & LANDLORDS

Background information

The Council has a duty to provide accommodation to households who are eligible for assistance, in priority need, not intentionally homeless and with a local connection. The duty is to provide them with permanent housing but as there is a huge waiting list for this in the local area, we find that we have to offer temporary accommodation first. To enable us to better re-house homeless households into secure accommodation we want to make better use of the private rented sector.

Aims of the scheme

Our scheme is aimed at helping people into the private rented sector where they otherwise might not be able to gain accommodation because of the difficulties in raising either a deposit or rent in advance. The overall aim of the scheme is to provide enough financial reassurance to landlords to encourage them to accept tenants that have approached the Council for assistance

Details of the Scheme

For landlords to be eligible for the scheme, they must have been successfully accredited through the North Staffordshire Landlord Accreditation Scheme.

The Council is able to provide:

- The equivalent of one months rent paid directly to the landlord towards a deposit on a property, sometimes more in exceptional circumstances. This will be re-paid to the Council by the tenant in the form of an interest free loan.
- One month's rent in advance paid direct to the landlord at the start of the tenancy. This will be re-paid to the Council by the landlord once the tenants claim for Housing Benefit has been processed.
- Speedy housing benefit assessments
- Tenancy support for the applicant once housed in the private rented sector from a organisation which provides housing support services where appropriate
- A named contact for the landlord and letting agent

Accommodation required

We are looking for all types of accommodation from bedsits through to large family sized properties. We prefer properties to be within the Stoke-on-Trent area, particularly if applicants are on housing benefit, but this is not essential. Applicants are encouraged to contact local letting agents, but if agents or landlords know of suitable accommodation that is available to let then they can contact us with more details.

How to find out more

We want to be able to work with as many agents and accredited landlords in the area as possible. If you would like to find out more about this scheme or have properties that you think we may be able to let then please contact us at the Housing Advice Centre (contact details on the front page).

For information about the North Staffordshire Landlord Accreditation Scheme, please phone 01782 232271 or email: accreditation@stoke.gov.uk