



Deposit Guarantee Scheme

*Landlord
Information*

The scheme helps people who are homeless or threatened with homelessness and who have a local connection to the North East Derbyshire area into rented accommodation.

The scheme provides a written deposit (NOT cash) to a landlord protecting them against damage to their property. This is in line with the Local Housing Allowance with a maximum up to £500. Individual circumstances will be taken into account. This reduces the cost of securing rented accommodation for tenants.

The Deposit Guarantee Scheme covers a Short Hold Assured Tenancy. (The Deposit Guarantee Scheme does not cover 'wear and tear').

Who is eligible?

To be considered for the Deposit Guarantee Scheme the potential tenant must be:

- Aged 18+.
- Homeless, threatened with homelessness or have a genuine need for housing.
- In receipt of state benefits or earning a low income and have insufficient savings to pay for the deposit themselves.
- Have a local connection with our area (through family, work or residence).
- Capable of living independently.

Benefits to Landlords

- No need to deposit money in Deposit Protection Scheme initially.
- In limited cases we can also offer the first month rent in advance.
- A Housing Options Officer will inspect the property to HHSRS/DASH standard.
- Costs towards Gas Safety Certificate.
- Energy Performance Certificate assessments available, quick access at a competitive price.
- Named Housing Options Officer to speak to for advice and guidance.
- Tenant can be referred to tenancy support services if appropriate by Housing Options Officer to maintain tenancy.
- Housing Options Officer will encourage tenant to save money to replace the deposit at the end of 12 months period. They will do this by supporting them financially to set up a savings scheme with the local Credit Union.
- Housing Options Officer will support the tenant to complete Housing Benefit application if appropriate and monitor the progress of the application.
- We can advise you in changes in the law and upcoming legislation.
- The chance to let your property promptly and reduce property voids.
- We give tenants advise and guidance to help increase their knowledge and experience of being a tenant in the private rental sector.
- Free advice and information (including forums and relevant events).
- A professional service at no cost.

What we expect from Landlords

- Landlord to provide tenant with the necessary legal paper work before they move in i.e. Gas Safety Certificate (where appropriate), Electrical Safety Certificate, Energy Performance Certificate, 'How to rent leaflet' from Ministry of Housing and Communities, Tenancy Agreement.
 - Keep the property in good repair as per landlord responsibilities and carry out repairs in a timely manner.
- Attend a meeting with landlord, potential tenant and Housing Options Officer to discuss the tenancy at sign up.
 - Uphold your responsibilities as a private sector landlord.

A Deposit Guarantee cannot be given if the tenant has already moved in.

If you require any further information on the Deposit Guarantee Scheme or have any questions please contact NEDDC Housing Options Team 01246 231111.

We speak your language

Polish

Mówimy Twoim językiem

French

Nous parlons votre langue

Spanish

Hablamos su idioma

Slovak

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我们会说你的语言

North East
Derbyshire
District Council



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