



Information for Landlords

About the Scheme

Perth and Kinross Council is committed to working in partnership with local private landlords in order to actively promote a dynamic and successful private rented sector with the capacity to provide sustainable and affordable housing opportunities.

The Rent Bond Guarantee Scheme has been developed to assist prospective tenants who may have difficulty accessing private rented accommodation either because they are unable to meet a landlord's requirement for a cash deposit or because they are reliant on Local Housing Allowance (Housing Benefit).

Prospective tenants that have been accepted onto the scheme may approach landlords directly to express an interest in a vacant property. In this situation, a tenant will be in possession of an acceptance letter confirming their participation in the scheme. Alternatively, where landlords make properties available to the scheme, we will nominate suitable prospective tenants for the landlord's consideration. In either case, the landlord will have the final say in terms of the selection of the tenant.

What is a Bond?

The bond is not a transfer of cash. It's a written guarantee from the council in lieu of a cash deposit that is issued on behalf of the tenant. The guarantee enables the landlord to make a claim on the bond from Perth & Kinross Council should there be any damage, theft or rent arrears at the conclusion of the tenancy. The bond guarantee will have a value that is equivalent to 4 weeks rent and will be valid for 12 months.

During the initial 12 months, the tenant will be expected to save the cash value of the Bond and transfer this amount to the landlord at the point where the Bond expires. If the tenant fails to save the full amount during this period, a Bond may be re-issued for a further period of 6 months to cover the balance.

Eligibility - Tenants

The Rent Bond Guarantee Scheme is designed to be flexible and applicants may be;

- Single people, couple or families who are threatened with homelessness or simply doesn't have accommodation of their own
- People with an established housing need but who do not have enough priority to be housed by the Council or Housing Association
- People who are simply unable to afford a cash deposit
- Eligible for local housing allowance

Applicants that have been assessed as homeless and in priority need will not normally be considered for this scheme as the Council has a statutory duty to provide these applicants with a permanent Council or Housing Association tenancy.

We will give bonds to:

- People who have been interviewed who are deemed capable of sustaining a tenancy
- People who we believe will behave responsibly and keep to the conditions of their tenancy
- People who have agreed to abide by the terms of the bond agreement by, for example: -
 - Allowing Local Housing Allowance to be paid directly to the landlord
 - Maintaining the condition of the property
 - Allowing us to tell the landlord relevant information about their claim.

A comprehensive assessment process will ensure that prospective tenants will be able to afford and sustain a private sector tenancy. Applicants with a history of rent arrears, anti-social behaviour or any other significant breaches of tenancy conditions in any housing sector are likely to be excluded from participation in the scheme.

Eligibility - Landlords

Landlords participating in the scheme must be registered with the local authority. The property identified must be: -

- Located within the Perth and Kinross area.
- Rent charged must be within the parameters of the relevant Local Housing Allowance rate (refer to table below).
- Properties will be inspected to ensure that they comply with the Tolerable and Repairing Standards

Benefits for Landlords

- ✓ Minimise void costs by filling vacancies quickly without the need to advertise
- ✓ A Bond Guarantee underwritten by Perth and Kinross Council to the value of four weeks rent
- ✓ Comprehensive 'vetting' of potential tenants including referencing and financial assessment
- ✓ Completion, verification and fast-tracking of Housing Benefit claims (if required) thus minimising delays in payment.
- ✓ Housing Benefit payments direct to the landlord
- ✓ A personalised service with a named contact person
- ✓ Full assistance with setting up the tenancy including the provision of lease documentation if required
- ✓ Information and advice on landlord's rights and responsibilities and other aspects of private sector tenancy legislation
- ✓ Ongoing support, advice and assistance to resolve any disputes that may arise
- ✓ Support clients by helping them to sustain their tenancies including, budgeting, paying bills and connections to utilities

Additional benefits for participating landlords who choose to passport to membership of the Perth and Kinross Landlord Accreditation Scheme include;

- ✓ Marketing advantage, enhanced image and positive publicity
- ✓ Free training, advice and support
- ✓ Free letting resource pack (USB Flash-Drive)
- ✓ Discount on white goods and other electrical appliances from Scottish & Southern Energy

Further information

If you have any queries or want more information about the scheme then please contact us.

Contact details

Private Sector Access Team

Website: www.pkc.gov.uk/housing

E-mail – HousingInfo@pkc.gov.uk

Tel: 01738 476876 or 476172

Local Housing Allowance Rates – September 2009

	LHA(£) / week	LHA(£) / month	LHA(£) / month -5%
1 bedroom (shared facilities)	60.00	260	247
1 bedroom	86.54	375	356
2 bedrooms	115.38	500	475
3 bedrooms	138.46	600	570