

# Private Landlord Offer - Accommodation for Displaced Ukrainians

## 12 months' guaranteed rent

Monthly rental in the region of Local Housing Allowance (LHA) (or market value if less than LHA):

- 1-bed £425
- 2-bed £560
- 3-bed £749
- 4-bed £1,249

Some flexibility in the rental allowance based on property type, size, condition etc. Rental value will be agreed following a property inspection.

Tenants will be liable for the rent and be required to be offered a Private Residential tenancy. The rent guarantee will cover any rent that the tenant fails to pay during the first 12 months of the tenancy.

If a landlord does not wish Perth and Kinross Council (PKC) to manage the tenancy, they will be required to report any rent shortfall/arrears at the end of the month that the rent is due in order that the rent guaranteed can be paid. If PKC is managing the tenancy, rent due will automatically be paid.

## Deposit

The deposit will be covered by a Rent Bond Guarantee of either £1,000 or a maximum of 2 months' rent, whichever is greater. This will be provided in the form of a bond guarantee rather than a cash deposit as this removes the need for the deposit to be lodged with a tenancy deposit scheme against the tenant's name. At the end of the tenancy PKC will cover the costs of a claim which would ordinarily be made against a deposit. An inventory will be created at the start of the tenancy to confirm the current condition and will

be used to determine any damage to the property at the end of the tenancy and a rent statement will be required if there are any rent arrears being claimed. As the rent guarantee will cover the rent for the first 12 months there should be no arrears to claim from the deposit during the first 12 months, but in the event the tenancy continues and arrears are subsequently accrued they can be claimed against the bond guarantee. (The deposit/bond does not cover normal wear and tear or "betterment" as determined by the tenancy deposit schemes.)

## Management services

PKC can offer free management services if required. This can cover any element of tenancy set-up (preparing tenancy agreements, etc), collection of rent, property inspections, translation services and any other support that the tenants require.

Alternatively, if you currently engage the services of a Letting Agent, we will cover the costs of this management service for up to 12 months. You will be required to submit evidence of the costs of management fees (a copy of your management agreement or invoice for fees would be sufficient) up to a maximum of £1,000 per year per property or 10% of the rent charge, whichever is less.

The letting agent would be expected to continue to provide all management services and liaise with PKC if any additional support is required.

Landlords can manage properties themselves if they wish to do so, but please note that there will be no reimbursement for your costs/time associated with this.



## Repairs

PKC has no liability for the costs of repairs and maintenance during the tenancy (other than the deposit guarantee at the end of the tenancy in relation to damage). The landlord will remain responsible for repairs required during the tenancy although, if requested, PKC can arrange repairs and recharge them at cost to the landlord.

## Furnishings

PKC will provide any furnishings that individual tenants require. The landlord will not be responsible for the maintenance of any item provided to the tenant – these items will belong to the tenant and can be removed by the tenant when they leave. In the event they do not require items when they move out, PKC will arrange removal of items left, unless a landlord wishes to retain any items.

## Preparation for letting

If your property does not currently meet the repairing standard or requires any minor works prior to re-letting, we are offering a payment of up to a maximum of £1,000 per property towards the costs of agreed work. This can include the provision of any required safety certificates. Works will be agreed at the initial property inspection (alongside the agreement of rental value) and paid on the submission of contractor invoices (landlords will be required to pay contractors directly but submit copies of invoices as evidence of costs incurred).

## Void cost

Whilst there is a very high demand for accommodation, it is likely that there may be a period where the property is vacant once “ready to let” whilst a suitable tenant is identified. During this period PKC will pay the equivalent of 1 months’ rent to mitigate against any rent loss. It is possible that your property may be vacant for slightly longer than this, but we will maintain contact with you to minimise this period. In the event that we are unable to identify a suitable tenant within 2 months of the property being ready we would discuss other options or withdrawal from this scheme. No monies previously paid would be repayable if we are unable to identify a suitable tenant. No further payments would be made to you.

## After 12 months

Tenants will be offered Private Residential Tenancies and where all is satisfactory within the tenancy, the agreement can continue beyond the 12 months as any other tenancy would. The rent guarantee offered by PKC will end after 12 months. If there are any concerns relating to the tenancy at this point there will be the option for the tenancy to be brought to an end with PKC retaining responsibility for rehousing of the tenant. If there are no issues with the tenants, with property being well maintained and rent regularly paid we would expect landlords to continue those tenancies into the future. The deposit guarantee will be in place for the lifetime of the tenancy.

Under the Private Residential Tenancy the tenants will have the same rights and responsibilities as any other tenants. This includes liability for utility bills. Displaced Ukrainians are exempt from Council Tax and will be supported to apply for this exemption once they secure a tenancy.

Please note that this is not a Leasing Scheme and PKC will not lease the property directly from you.

**If you have any other questions or wish to progress to property inspection/valuation with an officer please email [Ukraine@pkc.gov.uk](mailto:Ukraine@pkc.gov.uk)**

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

BSL users can contact us via Contact Scotland BSL, the online British Sign Language video relay interpreting service. Find out more on the Contact Scotland BSL website <https://contactscotland-bsl.org>

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