

LANDLORDS Deposit Guarantee Scheme

The Stafford Borough Council Deposit Guarantee Scheme helps those in housing difficulty to secure accommodation in the private rented sector. It offers a guarantee in place of a cash deposit for the duration of the tenancy.

CONTACT

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STAFFORD BOROUGH COUNCIL

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If you need this information in
large print, Braille, other language
or on **audio cassette** please contact:

EMAIL info@staffordbc.gov.uk

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How does the scheme work?



A member of Stafford Borough Council's Housing Options Team will interview potential tenants and assess their suitability to register with the scheme. Those who are accepted will search for accommodation in the private rented sector.

About the guarantee

A guarantee is given in place of the usual cash deposit which is required by most landlords and letting agents. The amount guaranteed will be up to the value of what you would normally request as a cash deposit. If you have a guarantee with Stafford Borough Council Deposit Guarantee Scheme your bond will not have to be placed within the National Tenancy Deposit Protection Schemes.

If the applicant damages the property and a claim is agreed, the Council will arrange payment to the landlord. The applicant must then pay this money back to the Council.

Remember: this is a written agreement (not cash) guaranteeing a deposit equal to the usual cash deposit.

To qualify for the scheme

To be able to apply and qualify for the Deposit Guarantee Scheme the proposed tenant must meet the following criteria:

- > Be on a low income or claiming benefits
- > Be in need of housing
- > Not have any debt to the Council e.g. Council Tax debts (we will check this)
- > If under 18yrs must have a guarantor e.g. relative
- > Normally reside within Stafford Borough
- > Have no issues of anti-social behaviour (we will check this)

You and your prospective tenant

As a landlord you must confirm with Housing Options that you are happy to accept the tenant under the Deposit Guarantee Scheme. We will then send you further information, including a sample copy of the contract which gives all terms and conditions of the scheme.

If you are still happy to continue we will then draw up the contract. We will need you to provide a copy of the tenancy agreement and agreed inventory.

Local Housing Allowance Scheme

The Local Housing Allowance (LHA) scheme was introduced nationally on 7 April 2008 to replace the existing Housing Benefit scheme for tenants in privately rented accommodation. The scheme is designed to be a fairer and simpler way of working out benefit for people on a low income.

You will be able to know in advance what the maximum amount of benefit is that you can get. It is intended to give you and the tenant all the information you require to make a decision regarding the property and that it is affordable.

If you want to know more about the Local Housing Allowance please telephone the Customer Contact Centre at Stafford Borough Council on 01785 619 478 or visit the Housing Benefit department. You can also look on the Council's Advice and Benefits homepage www.staffordbc.gov.uk

Standards

The Housing Standards Team will check every property to ensure that there are no notices relating to disrepair or previous complaints of harassment on the property. A guarantee will not be offered where these exist. You will be expected to conform to standards as set by the Housing Health and Safety Ratings System (HHSRS). Information about the HHSRS is available on request.

Inventories

We will require an inventory, which will list the quality of the fixtures, fittings and furnishing of the property. If requested, we will come along with the prospective tenant.

How do I make a claim?

If you may need to make a claim, you should notify the Housing Options Team as soon as you know your tenant is leaving or has left the property, whichever is the earlier event. We will then arrange to visit the accommodation to assess the damage and verify any claim. We will ask you for some extra information to support the claim, such as two quotes from a contractor for the cost of the cleaning or repair works.

Contacts

Call Stafford Borough Council's Housing Options Team on 01785 619 000 or email housingadvice@staffordbc.gov.uk