

Richmond and Wandsworth Councils and National Landlords Association

Landlords Forum



Overview: Revised schemes available to landlords from 2nd April 2018

- * New incentives revised in light of Homelessness Reduction Act 2017
- * Rent Deposit Scheme
- * Private Licencing Agreement (PLA)
- * Private Sector Leasing Scheme (PSL)
- * Syrian Refugee Scheme

Rent Deposit Scheme (RDS)

What we are offering landlords:- Terms and conditions

✓ Increased Incentive package:

- 1 bedroom = £2,000 + 6 weeks rent in advance
- 2 bedroom = £2,500+ 6 weeks rent in advance
- 3 bedroom = £3,000+ 6 weeks rent in advance
- 4 bedroom = £3,500+ 6 weeks rent in advance.
- * We will pay for you to become an accredited landlord
- * We will pay a maximum of £460.00 towards landlords rent guarantee insurance of their choice
- * tenancy training – where applicable

Rent Deposit Scheme continued....

- * Tenancy agreements for minimum of one year
- * Free inventory and photo schedule offered for properties in borough
- * Direct payments of Housing Benefit/Universal Credit requested
- * Ongoing tenancy and landlord support provided post tenancy

Private Licensing Agreement

- ✓ Guaranteed rent for the term of the agreement
- ✓ Agreement for minimum of 2years
- ✓ Landlord manages property
- ✓ Council takes any legal possession action
- ✓ One off incentive paid to landlord
- ✓ Further incentive if landlord converts to AST within 2 years

Private Sector Leasing Scheme

- ✓ Guaranteed rent for the term of the lease
- ✓ Lease period for 3½ years
- ✓ Full management service provided
- ✓ Regular inspections of the property throughout the term of the lease
- ✓ Minor repairs covered by Council after the initial 6 months
- ✓ Need properties within or surrounding boroughs.

Syrian Refugee Resettlement Programme

- * 2015: Government pledged to resettle 20,000 Syrian refugees
- * Council wants to support this by working with private landlords and other local groups
- * Same level of incentives as RDS
- * Once families have moved in, the Council will have a resettlement programme of 12 months.

What can landlords offer ..contd

- * Self-contained property with at least 2 bedrooms
- * Within Local Housing Allowance (LHA) rates
- * At least 2 years Assured Short hold Tenancy (AST) to be offered.

Next steps: matching your property with a family - contd

1. Inspection of the property to ensure it is suitable
2. If so, the council liaise with the Home Office for a suitable household
3. If accepted, the Home Office will require at least 6 - 8 weeks for visa and travel arrangements
4. The landlord will be advised of the property rental start date the date
5. Council provide meet and greet from the airport.

Support: after a family move in

- ✓ Integration package for the family for 12 months from a support worker
- ✓ Support worker will provide an Interpreting and link to the landlord
- ✓ Support worker is responsible for practical support in accessing benefits/local facilities etc.
- ✓ Assistance accessing work and schools
- ✓ Sign-posting to other services.

Interested?

**Call the housing procurement team
on**

020 8871 5307

National Landlords Forum: Wandsworth Council Landlords Forum

ENDS

