

# DO YOU HAVE A PROPERTY TO LET



This funding is a Nuneaton and Bedworth Borough Council scheme specifically to help prospective tenants access and sustain tenancies in the private rented sector. We are always looking for landlords/letting agents with houses, flats, and rooms available to rent. The scheme helps private landlords and agents find suitable tenants to rent their properties as quickly as possible.

The scheme is aimed at landlords/agents with properties to rent with an assured shorthold tenancy agreement within the Borough, ideally with a 6 or 12 month initial tenancy. If you are a landlord/agent with a property for rent or have an empty property you would like to discuss, we would like to hear from you.

## Why choose the Housing Solutions Support Scheme?

### We can offer the following:

- First month's rent in advance paid via BACS direct to the landlord/letting agent
- A deposit paid via BACS direct to the landlord/agent (up to 5 weeks rent equivalent as per the new tenant fees legislation)
- Free property inspection to check compliance with the 'Housing Health and Safety Rating System' (required by legislation)
- Help and assistance throughout the life of the tenancy from our Housing Solutions Team, Homelessness Prevention Service and local support agencies
- A free of charge service with information and guidance
- We will assist in providing suitable leads for your property, but you choose the tenant for your property
- If required, payment for the cost of one annual membership to the National Residential Landlords Association (NRLA).
- If required, payment for the cost of a rent guarantee insurance policy to cover the initial tenancy duration (this policy will need to be sourced by the landlord/agent)

### In return, we ask for:

- Properties of all types and sizes in the Borough
- Ready to let or coming soon properties
- The dwelling and furniture (if furnished) must be maintained or provided to a reasonable standard
- The property must be in reasonable decorative order
- The dwelling must be free from Category 1 and Serious Category 2 hazards as defined under the Housing Act 2004
- A current Gas Safety Certificate and Energy Performance Certificate (this rating must be 'E' or above)
- A Valid Electrical Installation Condition report (EICR)
- The property must comply with fire safety regulations. Smoke detectors must be fitted on each floor, and a Carbon Monoxide detector where there is a solid fuel burning appliance

\*\* Please be aware that we will not act as a managing agent for the property. The Tenancy Agreement will be between the landlord/letting agent and the tenant. Landlords are expected to either manage the tenant and the property themselves or appoint a suitable managing agent. However, a dedicated team will be available to assist and offer advice and support throughout the life of the tenancy where required in order to ensure its success\*\*