

Landlord leaflet

Solihull Rent Deposit Guarantee Scheme



The Solihull Rent Deposit Guarantee Scheme will help those in housing difficulty secure accommodation in the private rented sector. It will do this by offering a guarantee in place of a cash deposit for the duration of the tenancy.



How does the scheme work?

A member of Solihull Community Housing Homeless Prevention 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 one month's rent. If you have a guarantee with Solihull Rent Deposit Guarantee Scheme your bond will not have to be placed within the Tenancy Deposit Protection Schemes.



You and Your Tenant

The conditions of the tenancy are decided between you and the tenant. Solihull Rent Deposit Guarantee Scheme will conduct a background check on all applicants for the scheme. Any issues that may arise during the course of the tenancy are between you and your tenant. The scheme will not be open to people who have a history of failed tenancies.



About Housing Benefit

Many applicants will be on a low income or in receipt of benefits. This may mean that they need to claim Housing Benefit to pay or top up their rent payments. Housing Benefit will be paid directly to the landlord.



Standards

Environmental Services will check every property to ensure that there is no notices for disrepair, harassment or other such notices 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 regarding the HHSRS is available on request



Inventories

We will provide an inventory which will list the quality of the fixtures, fittings and furnishing of the property. We will attend with the prospective tenant.



How do I make a claim?

If you need to make a claim, you should notify the Homeless Prevention Team within five days of the tenant leaving. You will be sent a claim form, which you will be required to complete and return. You will be asked to provide some extra information to support the claim such as quotes for damage or a rent book for rent arrears. The council will seek to recover all costs paid, from the tenant.



Contact

A Homeless Prevention Officer will contact you shortly after the tenancy begins and before the tenancy expires. Any issues that may arise during the course of the tenancy are between you and your tenant. If you require general advice regarding letting your property please contact the Homeless Prevention Team 0121 717 1515.