

# Find A Home Scheme

## A Guide for Landlords

### Introduction

Finding a home on the Island can be very difficult and for many people this can be nearly impossible.

The Isle of Wight Council is keen to work with landlords and letting agents to find new ways of providing local people with a home they can make their own. We believe that the private rented sector has the ability to offer people housing options that they might not have considered exploring.

At the same time, the council wants to ensure that landlords and letting agents are comfortable to help us find homes for people who otherwise will find it hard to access good quality housing.

The Council has developed a scheme, which includes a package of measures that will encourage you to work with us to open new housing options for people. In return you will have the reassurance of the Council's support if any issues arise with the tenant.

### How does the scheme work?

The council enters into an agreement with local landlords for a fixed period to rent out their properties. There is a normal Assured Shorthold Tenancy agreement between the landlord and tenant and the property is managed by the landlord or an agent acting on his behalf. Affordable rents are agreed with the landlord in advance based on the current local housing allowance for the property type.

In exchange, the Isle of Wight Council are offering landlords;

- Initial one off payment of £300 to landlord for every property taken on
- Guarantee for damage caused by tenant above fair wear and tear up to a maximum of £2000
- Rent guarantee for life of each tenancy
- Rent guarantee if we are unable to supply tenant during life of agreement
- Enhanced access to Housing Benefit
- Nominate tenants with housing related support
- Deposit or bond at end of agreement

### Who will occupy my property?

The prospective tenant will be nominated under the scheme by the Isle of Wight Council; they will be threatened with homelessness and unable to access accommodation for themselves by any other means.

### What Happens at the end of the Agreement

If the tenancy is being conducted satisfactorily, your property will be returned to you at the end of the term that you agreed with the Council and a deposit/bond equivalent to one months rent will be paid for you to hold against the tenant continuing in the tenancy.

### How will I gain possession of my property?

If the tenant is in breach of their tenancy agreement with you and this can not be satisfactorily resolved, you will be expected to take appropriate legal remedies available to you under the tenancy agreement. If you are genuinely intending to sell the property you can terminate the agreement with the Council on 3 months notice.

### What are the advantages of the scheme for me?

- You will have the opportunity to work with the council in meeting their commitment to provide affordable, good quality homes for local people
- You will have guarantees if the tenancy fails to meet their obligations under the tenancy.
- You may prevent a family from becoming homeless and provide them with the opportunity to have a long term home
- No deposit to protect

### I am interested in letting my property under this scheme, what happens next?

If you are interested in working with the Council under this scheme please complete and return the Property Information Form enclosed and someone from Housing Services will be in contact with you.