

Rent Deposit Scheme for Letting Agents

Rent Deposit Scheme

Central Bedfordshire Council supports homeless families to find settled private rented accommodation and offer a Rent Deposit Scheme to Letting Agents. We will pay you directly up to 6 weeks rent deposit on behalf of the tenant. We can also pay you one month's rent in advance. The tenant will pay this back to us on a repayment plan. The property will be managed by you or an agent. The Council may also pay the shortfall of rent up to the value of £200 per month for the first 6 months. You will need to place the deposit in a government backed Deposit Protection Scheme and return the deposit to the Council at the end of the tenancy. At the end of the tenancy, the deposit can be used by you to offset any rent arrears or damage to the property in accordance with the terms of the deposit scheme used.

What the Council will do free of charge.

- Pay you 6 weeks deposit before the tenancy starts.
- Pay you rent up to £200 a month for first 6 months in advance.
- Pay you 1 months' rent in advance.
- Carry out an inspection and record video inventory of the property if property is not managed by an agent.
- Carry out tenant checks to ensure they can afford the rent and have good tenancy history.
- Carry out viewings on request. Where possible, offer you a choice of potential tenants if requested.
- Complete housing benefit forms or Universal Credit and request direct payments to landlord.
- You have the say whether you wish to carry out with a prospective tenant or would like to consider another household subject to your reference checks.
- Be in attendance when new tenant signs their new tenancy if requested.
- Our Independent Living Prevention Team can offer support and advice to tenants.
- Should you want your property back, we will assist the tenant in finding alternative accommodation. We will not expect you to seek a possession order but you should be aware that if the tenant wishes to remain, they have a legal right to remain in the property until you have served a possession order and bailiff warrant.



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What the Council expects of you.

- A property that has a standard of repairs which meets a minimum relet standard and health and safety regulations.
- Up to date gas/electric/ EPC certificates
- Provide 'How To Rent' booklet
- The rent level is reasonable.
- The property and tenancy is managed by you or an agent.
- Sign a Rent Deposit Agreement.
- Return any deposit the Council has paid you at the end of the tenancy in compliance with the Deposit Protection Scheme
- Record on the tenancy the deposit has been paid by Central Bedfordshire Council.

Other Schemes provided:-

- Rent Guarantee Scheme without management.
- Lease Scheme

Please call Lets Rent Team on 0300 300 8031 or
LetsRent@centralbedfordshire.gov.uk