



Rent Deposit Guarantee Scheme



Purpose of scheme:

The Rent Deposit Scheme is designed to offer a degree of flexibility in the choice of area and type of property that best meets an individual's needs, but who may not have immediate access to funds for a deposit, to secure it.

To allow Aberdeenshire Council to work in partnership with Landlords to meet the demand for housing. To promote housing options and to establish good working relations and the confidence of landlords.

We may on some occasions be prepared to award a deposit for a property out with the Aberdeenshire area, cases will be considered on an individual basis.

What are the Benefits of a Rent Deposit Scheme?

For Landlords

We can provide landlords' with access to prospective tenants without costly advertising fee.

- » Deposit guaranteed for duration of tenancy.
- » Access to a range of housing advice/support services.
- » Free guidance and information on landlord's rights and responsibilities.

For Applicant

- » Assistance to access a tenancy in the private sector that's right for them but where they have no or limited available funds for the initial set up fee.
- » Empowers applicants to take control of their own housing options.
- » Access to good quality affordable accommodation in the private sector in an area of their choice.
- » Access to support, housing advice and mediation services to enable them to settle into their new home and sustain the tenancy. (Within Aberdeenshire)
- » Free guidance and information about tenant's rights & responsibilities.



How the Scheme will work

When contacting a Local Housing Office, an applicant will in the first instance be given advice and assistance on housing related issues, and all available housing options, which may include renting from the private sector. They may have already identified a tenancy but do not have the available funds to secure it, or wish to consider properties within the private sector in order to resolve their identified needs.

Applicants interested in the scheme will agree to work with us, and for a financial assessment to be carried out if necessary to ensure that they can afford to rent the identified property.

We will assist in identifying available properties and liaise with Landlords on the applicant's behalf. Aberdeenshire Council does not make any recommendation of the suitability of a tenant.

Housing Officers will check all the relevant paperwork is in place with the Landlord (agreement/guarantee of deposit), and all gas and electric checks are up to date.

Liaise with landlord and prospective tenant, if necessary, to confirm inventory and signing of lease.

Who is eligible?

- » Anyone who has approached the Housing Options Service, and agreed to the service.
- » Must have a Local Connection to Aberdeenshire.
- » Must be able to meet the monthly rent costs.

What do we do?

- » The Council will guarantee the initial deposit equivalent to one month's rent (up to a maximum of the Local Housing Allowance applicable to the household and the relevant area).
- » Provide assistance to the Tenant and Landlord with lease agreements and the inventory.
- » Provide an allocated support worker for the initial period of the tenancy, should it be required. (This service is only available if the tenancy is in the Aberdeenshire area.)
- » We will maintain a list of available properties and signpost prospective tenants as appropriate.
- » Assist tenant to set up utilities if necessary.
- » Refer to money advice agencies should it be required.

What does the Deposit cover?

- » Unpaid rent up to the value of one month (up to maximum of LHA depending on what was guaranteed).
- » Any damage to the property (not communal areas) subject to appropriate supporting evidence and restricted to the value of the deposit guaranteed.

What does it not cover?

- » Unpaid utility bills.
- » Court fees.
- » Damage to communal areas.
- » Normal wear and tear.

What does the Landlord need to do?

- » Landlords should be registered with Landlord Registration Scheme.
- » Need to engage with the service in order to put everything into place i.e lease, inventory.
- » Keep a record of rent payments.
- » Comply with requirements in relation to Gas and Electrical Certificates.

What does the applicant need to do?

- » Needs to complete a financial assessment if necessary and provide proof of income.
- » Engage fully with relevant Housing Options staff.
- » Provide proof that they have the first month rent available for payment to landlord.
- » Do not commit to a tenancy until the Rent Deposit Guarantee Application has been agreed by Aberdeenshire council. Failure to make sure an agreement is reached before committing to a tenancy may invalidate the application.

Is support provided?

- » A Support Worker will be allocated to the tenant to assist during the initial resettlement period if this is required and to ensure ongoing support if required. (Only available in the Aberdeenshire Area).

How to contact the Service

For further information or advice, and to make an application, please contact your local housing office:

Local Housing Offices

Options and Homelessness
55 Mid Street
Fraserburgh
AB43 9EP
Tel 03456 08 12 03

Options and Homelessness
Gordon House
Blackhall Road
Inverurie
AB51 3WA
Tel 03456 08 12 03

Options and Homelessness
Town House
34 Low Street
Banff
AB45 1AY
Tel 03456 08 12 03

Options and Homelessness
16/22 Allardice Street
Stonehaven
AB36 2BR
Tel 03456 08 12 03

Options and Homelessness
Buchan House
St Peter Street
Peterhead
AB42 1JL
Tel 03456 08 12 03

Options and Homelessness
25 Gordon Street
Huntly
AB54 8AN
Tel 03456 08 12 03

If you have any further questions or if you would like this information in large print, braille, audio tape or a language other than English please contact Housing on 03456 08 12 03

