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RHONDDA CYNON TAF
SOCIAL LETTING AGENCY

Landlord information pack

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1. Scheme Outline.

Leasing Scheme Wales is a scheme funded through the Welsh Government which aims to improve access to longer-term affordable and good quality housing with tenancy support in the private rented sector.

The Scheme, managed by RCT Council's Social Letting Agency will offer a significant range of support services and benefits to the landlord, with the aim of making the tenancy successful.

The Scheme offers landlords a full property management package including repairs and maintenance with a guaranteed rental income.

The Social Letting Agency will provide ongoing tenancy support to the tenant, helping them gain greater independence and sustain a successful tenancy.

2. Landlord benefits.



We recognise that some landlords may have experienced difficulties in renting in the private sector in the past. We have developed a package of benefits to alleviate some of these concerns.

The scheme pays a guaranteed rent amount set at the local housing allowance rates; you will still receive rent even if the property becomes vacant.

You will be paid rent directly by the Local Authority every month.

Tenancy support for all households.

No need for any contact with the tenant.

Property inspections carried out 6 monthly and day to day maintenance throughout the term of lease.

The property returned to you at the end of the five-year lease in the same condition as when the lease started, less wear and tear.



3. Property standards.

Properties are required to meet the minimum standards outlined below. Grants are available to bring properties up to these standards, the Council will provide you with additional guidance.

Minimum standards required –

The property must be structurally stable and free from disrepair.

The property must be free from damp.

The staircase and balustrade must be safe.

The property must have adequate fire alarms.

Mains powered smoke detectors must be installed on each floor.

Gas, solid fuel or oil service and safety certificates must be up to date. (Certificates close to expiry may not be accepted) **Required when the property is handed over to the scheme.**

Electrical lighting and power installations must have been checked and certified safe by an appropriately qualified person and a valid EICR certificate issued.

External doors and windows must give a reasonable level of physical security.

If there is a garden it must be easy to maintain, reasonably private, safe, and suitable for young children to play in.

The heating system must be EPC E or above (the Council will advise you about grants that may be available to bring the property up to the agreed standard and/or to increase the EPC rating to a C).

External doors and windows must be adequately draught proofed.

The hot water tank must be effectively insulated.

There must be mechanical extract ventilation in the kitchen and bathroom.

The kitchen should be in good working condition.

The bathroom and WC facilities should be in good working condition.

There should be a working shower (this can be an over bath shower).

Thumb turn locks are required on all external doors.

A CO alarm should be in each room where there is a gas appliance.

An asbestos survey will be required.

Fire risk assessment is required (with exception of a self-contained house).



4. Property renovation and improvement.

If your property needs to be renovated to meet the required minimum standards for leasing, financial assistance is available.

A non-repayable grant of £5,000 is available for renovation, except in the case of properties which will have been empty for six months; in these cases, the grant increases to £9,999.

Renovation grant	Minimum length of lease	Repayment of grant on default
£0 - £9,999	5 years	100% to be repaid

A property survey will be undertaken by the Council and will be discussed with you to identify the need for improvements.

You will source your own quotations for the works with local contractors.

A full property inspection will be carried out on completion of the works, and you will need to provide a certificate of completion.



5. Legal documents.

If you lease your property to us, you will need to provide the Social Letting Agency with some legal documents before we will be able to proceed.

You will need to:-

Provide gas, electrical and energy performance/safety certificates – less than 6-month-old.

Provide an asbestos survey.

Provide a fire risk assessment is required (with exception of a self-contained house).

Provide written permission from your lender (if your property is mortgaged) that the property can join the scheme.

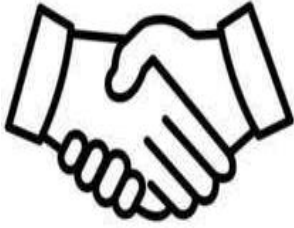
Provide buildings insurance (including public liability). You will need to keep this up to date during the period of the lease.

Provide confirmation that you have the appropriate insurance that allows participation in the scheme.

Meet mandatory property standard requirements set by Welsh Government
Provide a copy of Land Registry documents to confirm your ownership of the property.

Be responsible for paying any service charges relating to the property and any external works to the property.

Carry out any **structural repairs** that may occur during the period of the lease, for example: roofing repairs.



6. The Social Letting Agency's commitment to you.

We will undertake the day-to day management of the properties within the scheme.

We guarantee rent even if the property is vacant.

We will undertake property inspections and day to day maintenance throughout the term of lease.

We will provide Housing Support, regularly inspect properties, and promptly deal with any issues, should they arise.

We will complete an inventory and at the end of the lease period – subject to any wear and tear – the property will be returned in the same condition.

You will receive regular communication regarding your property and any repairs being completed.

We will be responsible for any bills/utilities if the property becomes unoccupied during the time of the lease.



7. Further information.

Further information about the scheme is available on our website <https://www.rctsociallettingagency.co.uk>.

This website also has some frequently asked questions which you may find useful.

Unfortunately, not all properties will be accepted onto the scheme. Location, demand, and property size will also be a factor in determining if a property is suitable for the scheme.

If you are interested in the scheme, you will be asked to complete an expression of interest form. A Housing Officer will then contact you to answer any questions that you may have and to arrange an initial visit to the property to inspect it and discuss any suitable grant applications that may apply.

If you have any further queries or would like to discuss a property with the Social Letting Agency Team, please call us on 01443 281490 or email SocialHousingLettingAgency@rctcbc.gov.uk