

North Somerset Council **Landlord Incentive Scheme** Information



- ✓ Incentives
- ✓ Free letting service
- ✓ Grants



01934 426 483 • lettingsteam@n-somerset.gov.uk

Landlord Incentive Scheme

- We are looking for affordable accommodation from private landlords and owners of empty homes in the district. We can offer a range of incentives to help house those households who are homeless or threatened with homelessness.
- These incentives are available to eligible landlords, who can offer accommodation at a rent that is close to the Local Housing Allowance.
- They include help to cover up front rent and deposit costs – plus grants and loans to help pay for repairs and improvements to make eligible properties tenant ready, particularly those with F or G Energy Performance Certificate ratings.
- We hope that these incentives will help improve standards and increase the supply of affordable private rented accommodation in North Somerset.
- If you are a landlord, please contact us to discuss the assistance we may be able to give.



North Somerset Council (NSC)
Letting Team

01934 426 483

lettingsteam@n-somerset.gov.uk

What can we offer landlords?

We can offer a range of free letting incentives:

- Tenant finding, checking and matching (including right to rent and affordability checks).
- Property health and safety assessment.
- Inventories and checks at the start and the end of the tenancy.
- Tenancy agreements and help with sign up.
- Accompanied viewings.
- Dedicated letting officer for landlord and tenant.
- Regular property checks.
- Cash deposit or rent bond.
- Rent in advance.
- Financial assistance to join or renew membership of the NLCE.*
- Tenant ready grant to help prepare a property for a new let.**
- Interest-free loan for improvements.***
- One-off payment to secure a tenancy for a minimum term of 12 months.#

The above incentives are available for Landlords accepting a tenant referred from North Somerset Council (those marked * are only available to properties/landlords new to the scheme)

** To be eligible, property must be new to the NSC lettings scheme, see separate notes for items covered up to a maximum of £1,000.

*** To be eligible, property must be new to the NSC lettings scheme, see separate loans information note for improvements covered up to a maximum of £5,000.

Paid at sign up and repayable if tenancy ended before 12 months period.

What do we need from landlords?

- ✓ Assured shorthold tenancies, ideally for 12 months, with an option to renew at the end of the agreement.
- ✓ All properties to be safe and free from any hazards or will be after repairs or improvements carried out (a loan or grant may be available to help bring properties up to standard).
- ✓ All furniture and white goods must meet fire and safety regulations.
- ✓ All properties must have suitable smoke alarm or alarms.
- ✓ A valid gas safe certificate must be issued at the start of the tenancy (where appropriate).
- ✓ The property must have an Energy Performance Certificate Rating of E or above or will do after repairs or improvements have been carried out (a loan or grant may be available to help bring properties up to standard).
- ✓ All properties to be in a clean condition, with light fittings, carpets or other floor coverings in all rooms.

**For more information contact NSC Lettings Team:
01934 426 483 • lettingsteam@n-somerset.gov.uk**

