

Rent Deposit Bond Scheme

A guide for prospective tenants



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What is the rent deposit bond scheme?

The rent deposit bond scheme is where Mole Valley District Council assists clients with a deposit for a property in the private rented sector.

What is a bond?

A bond is a letter of promise to a landlord from Mole Valley District Council on behalf of the tenant. This is instead of providing the landlord with a monetary amount.

How much will the bond cover?

The bond will usually cover the equivalent of a property's monthly rent. This rent will first be assessed by an independent rent officer to ensure that it is a reasonable level.

What will the bond cover?

The bond will cover everything that a normal monetary deposit will cover. This includes any damages to the property (which cannot be classed as reasonable wear and tear) or any rent arrears.

Am I eligible for a rent deposit bond?

A deposit bond is only available to certain households who have been able to demonstrate that they have no means of funding a cash deposit themselves. The deposit bond scheme is financially limited and some households will be prioritised above others. To see if you are eligible for assistance, you must first have a housing options interview with one of the housing advice team. At that interview your current housing situation will be assessed. You will be asked to provide proof of any savings, income and identification. You will therefore need to bring with you to the interview two months bank statements, three salary slips

and any benefit award letters or evidence of any benefits that you are receiving. You must have no other means of being able to fund a deposit yourself (*e.g. family/friends/employer/bank loan*).

What happens next?

Following the interview you will be told whether you qualify for a rent deposit bond. You will be advised an approximate figure as to how much the bond will cover depending on your household circumstances. It is then up to you to find a suitable property. Further information about this and rent levels can be found in the **Local Housing Allowance and Private Renting leaflet**.

Can the Housing department help me find a property?

In some circumstances we may be told of a property to rent. Should this happen we will nominate a household to the property depending on their circumstances. It is therefore important that you do not rely on us finding a property for you and instead actively search yourself.

What happens when I find somewhere I would like to rent?

If you find somewhere that you would like to rent you must let your housing advisor know. If the rent is within the Local Housing Allowance rates the private rented sector officer will contact the landlord and arrange to view the property and check that all safety certificates and energy performance certificates are in order. If the property is considered to be in good condition, has all relevant certificates and is affordable you and the landlord will be advised that we are prepared to support the tenancy.

How does the landlord get the bond?

A bond letter is issued by the Council. No money changes hands, so despite the new Tenancy Deposit Scheme which came into force on 6th April 2007, there is no obligation in this respect for the landlord. Before the bond letter is sent you will be asked to sign a bond form. This form states that you will let the Council know if you are asked to leave or choose to leave the property. It also confirms that if at the end of the tenancy we need to pay money to the landlord you understand that we will recover these monies from you.

What happens after I have moved into the property?

Within a fortnight of you first moving into the property you will be visited by our tenancy sustainment officer. The officer will check that you have moved into the property and assess how often you will be visited. This varies per household and is subject to an assessment process. These sustainment visits are compulsory and should you not comply with the visits your landlord will be informed. The sustainment visits give the officer an opportunity to ensure that the property is being cared for and gives you an opportunity to raise any issues or concerns that you have with the tenancy. We will visit the property during the first year of the tenancy. After this time further visits will be considered on a discretionary basis.

What happens at the end of the fixed term of the tenancy?

If the tenancy continues after the fixed term our bond promise will also continue. If the tenancy ends, and the landlord wishes to claim some of the money from the deposit

bond, we will want to see proof of any arrears or damages before we pay against the deposit. You will be advised of any claims being made against the deposit so that you are aware of them. It is very important that you complete an inventory at the beginning of the tenancy (including where possible photographic evidence) as this can then be referred to should any claims for damages be made.

What should I do if I am interested in applying for a deposit bond?

Contact the housing needs team to arrange an housing options interview. They can be contacted on:

01306 870626/879213/870614

or via email at

housing@molevalley.gov.uk

**Appointments are available from
8.30 until 4pm Monday to Friday.**

Alternative formats

If you would like this document in another format or language please visit the Council's main reception in Dorking or the Leatherhead HelpShop. Alternatively you can contact us by:

Fax: 01306 876821

E-mail: alternative.formats@molevalley.gov.uk

Website: www.molevalley.gov.uk

Si desea este documento en otro formato o idioma sírvase visitar la receptción princial del Consejo en Dorking o el Leatherhead Helpshop. También puede comunicarse con nosotros por:

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আপনি যদি এই ডকুমেন্ট অন্য কোন ধরনে অথবা ভাষায় চান তাহলে অনুগ্রহ করে কাউন্সিলের প্রধান রিসেপশন ডকিং অথবা লেদারহেড হেল্পশপে দেখা - সাক্ষাত করুন।

বিকল্পভাবে আপনি অন্য যেসব উপায়ে যোগাযোগ করতে পারেন সেগুলো হলো:

ফ্যাক্স: 01306 876821

ইমেইল: alternative.formats@molevalley.gov.uk

ওয়েবসাইট: www.molevalley.gov.uk

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فیکس: **01306 876821** ویب سائٹ: www.molevalley.gov.uk

ای میل: alternative.formats@molevalley.gov.uk



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