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Please telephone 0845 907 2244

Bond Guarantee Scheme

A Guide for Landlords

If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں تو براہ مہربانی نیچے دیئے گئے طریقوں میں کسی ایک کا استعمال کرتے ہوئے کونسل سے رابطہ کیجئے۔



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Ilkeston Town Hall, Wharncliffe Road, Ilkeston, Derbyshire DE7 5RP
Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU



What is the Bond Guarantee Scheme?

Erewash Borough Council operate this scheme to assist people who are threatened with homelessness to access private rented accommodation. The scheme provides landlords with a written guarantee for a deposit up to the value of a months rent to a maximum of £500. It can take approximately 5-7 working days to complete the process, depending on how quickly the property is viewed and the forms are completed and returned.

What are the benefits?

This scheme is legally binding and an agreement is entered into by the three parties (the applicant; the Council and the landlord), thereby providing security for the landlord. It avoids the need for an up front payment and allows the landlord to claim reimbursement for any damage and/or loss of rent from the Council. The landlord will be able to contact a named Officer within the Housing Options Section of the Borough Council. The applicant will be re-charged by the Council for any costs paid to the landlord on their behalf. The scheme is not affected by the changes in the Housing Act 2004 in respect of holding a bond. There is no cost to the landlord to use this scheme.

Applicants Responsibilities

The applicant must find a property within the Borough of Erewash with a landlord who accepts the Bond Guarantee Scheme.

The prospective tenant **must** confirm with the Housing Options Team that they are eligible and also check the rental values that they may be able to claim if applying for Local Housing Allowance (previously Housing Benefit) to ensure its affordable.

Landlords Responsibilities

The following documents, which will be provided by the Housing Options Team, should be completed, signed and returned to the Council.

- Landlord acceptance of Bond Scheme form
- Tenancy agreement
- Conditions of agreement form
- A comprehensive inventory (fixtures/fittings/furniture)
- Photographs of the property (internal and external)

Landlords should not allow applicants to move into the property until the Bond Guarantee has been finalised.

Making a claim

A claim should be made in writing within 28 days of the end of the tenancy. Claims in respect of rent arrears should include proof. All claims will be dealt with swiftly and damage inspections will be carried out within 3 working days of receipt of a claim. A substantiated claim will be paid within 2 weeks of approval.

If you require any further information about the Bond Guarantee Scheme please contact:

THE HOUSING OPTIONS SECTION
Erewash Borough Council
Town Hall
1 Wharncliffe Road
Ilkeston
Derbyshire
DE7 5SE

Tel: 0845 907 2244 ext 3590

Email: homelessness@erewash.gov.uk