



Northumberland
Rent Deposit
Guarantee

NORTHUMBERLAND

Northumberland County Council

If you require further information with regards
to the RDGS please contact

Rent Deposit Guarantee Officer

Private Sector Housing

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NORTHUMBERLAND

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Rent Deposit Guarantee Scheme Guidance for Landlords



What is the Rent Deposit Guarantee Scheme?

Northumberland County Council's (NCC) Rent Deposit Guarantee Scheme (RDGS) is available to help people find suitable, affordable accommodation by providing a bond guarantee to secure a property in the private rented sector.

It is also available to tenants who are unable to raise the funds from another source providing the property they have identified is already accredited through NCC's Private Rented Sector Accreditation Scheme. In this case the tenant will be assessed on affordability by the RDGS officer. The landlord will be given a paper guarantee that can be claimed upon at the end of the tenancy if there has been damage to the property or rent arrears.

What must you do?

The proposed property must meet accreditation standards before any guarantee can be offered.

The landlord/agent must provide a copy of the following documents;

- ◆ Gas Safe report
- ◆ Electrical Installation Condition report
- ◆ Energy Performance Certificate (EPC)
- ◆ Proof of buildings insurance
- ◆ Proof of buy to let mortgage
- ◆ Permission to let from the freeholder

Once the documentation has been provided the officer will then be in contact to arrange a suitable time to inspect the property. Providing the property passes the inspection and both parties agree the bond guarantee agreement can be signed.

The bond agreement and a copy of the tenancy agreement should then be returned and the bond guarantee certificate will be issued.

What are the benefits to the landlords?

- ◆ Guarantee from NCC to repay to the value of the bond guarantee for damage to the property or rent arrears
- ◆ Landlords can be reimbursed for the cost of one of the following satisfactory safety certificates; Electrical Installation Condition report, Gas Safe report or Energy Performance Certificate
- ◆ Let properties quickly and free of charge including a free reference check
- ◆ Basic support and advice to landlords and tenants, updates on changes in legislation and assistance with disputes between tenants and landlords
- ◆ A free property inspection to ensure the property meets accreditation standards and a basic inventory of the property on inspection.
- ◆ In most cases where the applicant is in receipt of housing benefits the landlord can receive direct payments each month for the rent.

What is expected of the landlord?

- ◆ Abide by the NCC Private Rented Sector Accreditation Scheme management conditions and act in a lawful and responsible manner
- ◆ Notify NCC of any problems regarding the tenancy as soon as possible, including prior to taking any action to bring the tenancy to an end.