



Northumberland
Rent Deposit
Guarantee



Northumberland
County Council

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

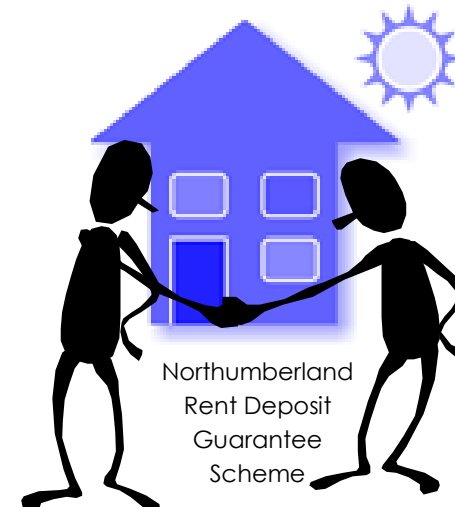
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County Council

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 available to applicants looking to rent but are unable to raise the funds for a bond from another source, providing the property is accredited through NCC's Private Landlord Accreditation Northumberland (PLAN) 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 (up to 12 months) if there has been damage to the property

What must you do?

The proposed property must meet PLAN 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)

Once the documents have been provided, the officer will then 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 to the RDGS officer.

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
- ◆ 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.
- ◆ The tenant will be expected to save with Northumberland Community Bank up over the period of the tenancy in order to save the cash bond or repay NCC for any claim made.

What is expected of the landlord?

- ◆ Abide by the NCC PLAN 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.