



Northumberland
Rent Deposit
Guarantee



Northumberland
County Council

**If you require further information with regards
to the Rent Deposit Guarantee Scheme (RDGS)
please contact**

**Rent Deposit Guarantee Officer
Private Sector Housing
Civic Centre
Blyth
NE24 2BX**

**Telephone 0345 600 6400 or Email
privatesectorhousing@northumberland.gov.uk**



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County Council

Rent Deposit Guarantee Scheme Guidance for Tenants



Northumberland Rent
Deposit Guarantee

What is the RDGS?

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.

The landlord will be given a paper bond guarantee that can be claimed at the end of the tenancy (up to 12 months) if there are damages or rent arrears. During this time you will be expected to save for a cash bond or cover any claims on the RDG

Who can apply?

- ◆ If you are aged 16 years or over, homeless or at risk of becoming homeless or in priority housing need. You must be willing to attend a housing options interview.
- ◆ Anyone looking to rent but unable to raise the funds for a bond from another source and providing the property they have identified is accredited through NCC's Private Landlord Accreditation Scheme (PLAN). In this case the tenant will be assessed on affordability by the RDG officer.

What you need to know?

- ◆ Only available on private rented properties in Northumberland
- ◆ The property must meet NCC PLAN standards
- ◆ A paper guarantee is offered in place of cash and will last 12 months
- ◆ The guarantee will cover up to the value of one months rent
- ◆ You must save the cash bond with Northumberland Community Bank
- ◆ A property inspection and inventory will be carried out on the property prior to any agreement
- ◆ This is not an emergency solution and depending on the situation the process may take up to 4 weeks.
- ◆ Applicants will be subject to full background and credit checks

What you need to do?

If you have already identified a property, the proposed property must meet accreditation standards before any guarantee can be offered. You can contact the landlord/agent and explain they must provide a copy of the following documentation;

CP12 (Gas safety Report),

Electrical Installation Condition Report,

EPC

Once the documentation has been provided the RDG officer will then contact the landlord to arrange the inspection of the property.

If you are eligible for assistance and have not yet identified a property you can visit www.northumberlandhomefinder.org.uk and click on private rented properties to view available lets.

The bond agreement will only be approved once the property has been accredited and the applicant has passed all relevant checks. The bond agreement and the tenancy agreement must be signed by both the tenant and the landlord.

Remember!

Keep your landlord informed of any changes to your circumstances that may effect your housing situation and report any repairs or faults at the property as soon as possible.

If you think you maybe eligible for assistance from NCC please contact the Rent Deposit Guarantee Officer

If you are at risk of becoming homeless please contact the homelessness and housing options team on 0345 600 6400.