

Helping you rent your property

Local Services for Landlords

# PROPERTY SOLUTIONS



## Do you have a property to let?

Basildon Council have launched a new private sector landlord incentive scheme and are looking for properties to rent on assured shorthold tenancies within the borough and its surrounding areas.

Our scheme can help private landlords and agents find suitable tenants quickly and easily.

We have tenants currently waiting, so please get in touch!

## Why choose Property Solutions?

We understand that your property is your investment. With an emphasis on sustainable tenancies and a track record of successfully creating, supporting and sustaining in the region of 11,000 social tenancies. We are delighted to extend our experience into the private sector, offering you the security of working with an organisation that has a commitment to creating opportunity and improving lives.

We will work with you, save you time, make letting your property as easy as possible as well as giving you access to a wide range of information which can help you run your business.

## What we can offer you

- One month's rent in advance
- A damage bond equal to the value of one month's rent to cover the cost of repairs that may be needed if the tenant causes any damage to your property beyond what would be deemed as fair wear and tear
- If the tenant has left your property Basildon Borough Council will guarantee your rent for a maximum of two weeks or until we find you an alternative tenant (whichever is the lesser).

In addition to the above, you can also choose from either of the following benefits:

- A one off cash incentive of £1,000 for a minimum of a 12 month fixed term tenancy

Or

- A bond equal to three months' rent to cover any rent arrears

The bond will cover the initial length of the fixed term, and will be reviewed in line with future tenancy agreements issued.

\*\* Please be aware that we will not act as a managing agent for the property. The Tenancy Agreement will be between the landlord/agent and the tenant. Landlords are expected to either manage the tenant and the property themselves or appoint a suitable managing agent. However, a dedicated officer will be available to assist and offer advice and support throughout the lifetime of the tenancy to ensure success.\*\*

**The bond will cover the initial length of the of the fixed term, and will be reviewed in line with future tenancy agreements issued.**

## You will also receive the following services free of charge

Regardless of which option you choose, you can also expect to receive:

- A suitable tenant identified for the property
- An assessment of potential tenant's suitability and affordability
- Right to rent completed with your permission
- Accreditation training provided free of charge
- An inspection of the property to ensure the standard required by the housing health and safety rating system (HHSRS)
- A designated officer within the council to provide advice and assistance at the start, during and the end of a tenancy
- Housing benefit direct payments to the landlord, if preferred
- Completion of housing benefit forms to ensure we avoid unnecessary delays in payments
- A full inventory with photographic evidence
- The provision of a tenancy agreement
- On-going support for both landlord and tenant, should it be needed, tenant support to be signposted
- Legal advice throughout the tenancy where necessary
- Yearly land registry checks to mitigate some of the risks of landlord identity fraud
- Work pro-actively to source alternative accommodation to avoid the need for court action if and when the tenancy ends (subject to the tenants' decision to remain) where possible
- The completion of an exit inspection with the tenant in attendance where possible to ensure a claim can be agreed on the day
- Claims to be assessed within 14 days of receipt to ensure you are able to rent your property again as quickly as possible.

## What we need from you

- To ensure your property is available for inspection
- A current Gas Safe Certificate
- A valid Energy Performance Certificate (EPC)
- An Electrical Safety Certificate
- Free from Category 1 hazards (as set out in Health and Housing Safety Rating System Regulations).

If you would like to work with a dedicated local service provider offering a professional service free from agency fees, then please do not hesitate to contact the private sector lettings negotiator who will be able to discuss the scheme with you in further detail.

Download our application form today on [www.basildon.gov.uk](http://www.basildon.gov.uk)

**Enquiries:**

Lettings Negotiator  
01268 206902

**Address:**

The Basildon Centre  
St Martin's Square  
Basildon  
Essex  
SS14 1DL

**Website:**

[www.basildon.gov.uk](http://www.basildon.gov.uk)

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[PRS@basildon.gov.uk](mailto:PRS@basildon.gov.uk)

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