

RENT START

Property letting made easier



DO YOU HAVE A PROPERTY TO LET?

Basildon Council's Private Rented Sector Team are expanding the letting options available for landlords by introducing the Rent Start scheme alongside the successful Property Solutions scheme.

Rent Start is a scheme targeted at letting rooms in shared houses, bedsit or studio flats and, in some cases, self-contained one bedroom flats or houses. It is designed to help landlords find good quality tenants for their accommodation with the added reassurance of ongoing advice, help and support, all provided free of charge!

The Team can introduce you to a choice of tenants quickly and easily so, if you are looking to let your property, get in touch!

WHY CHOOSE RENT START?

We understand that your property is your investment. With an emphasis on sustainable tenancies and a track record of successfully creating, supporting and managing 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 getting the basics right.

We will work with you to make letting your property as easy as possible, saving you time and, where we can, mitigating some of the risks involved with letting property. We will also provide access to a wide range of information which can help you run your business.

RENT START OFFER

- A choice of tenants who have been assessed to ensure they can afford the tenancy and have the skills in place to maintain it successfully
- Payment of one month's rent in advance
- A deposit bond equal to one month's rent to cover against damage or rent arrears.

You will also receive the following services:

- Completion of your tenant's Right to Rent Check
- An inspection of your property in accordance with the Housing Health and Safety Rating System (HHSRS)
- A named officer within the Private Rented Sector Team who can provide you with advice and assistance at the start, during and end of a tenancy including legal advice where required

- Facilitation of rent direct payments (where possible and agreed)
- Completion of a full inventory with photographic evidence
- Provision of a tenancy agreement
- Yearly land registry checks to mitigate some of the risks of landlord identity fraud
- Completion of exit inspections when the tenancy ends
- Prompt resolution (within 14 days of receipt) to claims against the deposit bond.

WHAT WE NEED FROM YOU

- To ensure your property is available for inspection (to confirm it is free from Category 1 hazards as set out in the HHSRS)
- Current Gas Safe Certificate
- Valid Energy Performance Certificate (EPC)
- Electrical Safety Certificate
- If your property requires a licence, an up to date licence or evidence that an application for a licence is provided.



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 Rented Sector Team on 01268 206902** or email **PRS@basildon.gov.uk**, who will be able to discuss the scheme with you in further detail or download our application form today at **www.basildon.gov.uk**

If you require this document in a different format (e.g. different language, Braille, large print etc.) please contact Basildon Council on 01268 533 333

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