

There is a large demand for privately rented accommodation in the Wycombe District area. Many people on a low income and receiving benefits have trouble finding decent accommodation as they cannot afford to pay rent in advance or a cash deposit.

What is the Wycombe Rent Deposit Guarantee Scheme?

The scheme aims to help people who are homeless or in housing need gain access to privately rented accommodation by offering landlords/ladies a guarantee against losses, damage or rent arrears in lieu of the usual deposit.

How do you benefit?

- You receive a guarantee (Up to one calendar month eligible rent for Local Housing Allowance purposes) against loss, damage or rent arrears.
- The Scheme has a list of potential tenants, enabling you to fill vacant properties quickly and avoid rent voids.
- The Scheme has an arrangement with Wycombe District Council's Housing Benefits Section to ensure that all applications are processed quickly.
- Advice and information is available from the Operations Manager.
- A comprehensive inventory will be prepared.
- This service is available **FREE** to all landlords/ladies with properties in the Wycombe District Area.

How does the Scheme work?

Most landlords/ladies require a deposit when a tenant moves in. If tenants are eligible the Scheme will issue a Rent Deposit Guarantee in place of a deposit.

The Guarantee will be valid for six months.

You can be secure in the knowledge that a reputable third party is backing the Guarantee. You can make a claim against the Guarantee at any time during the Guarantee period after it has been agreed by the Scheme.

To avoid misunderstandings and disputes an inventory is compiled before your property is let. This includes a list of items in the property and a note of their condition.

What type of property is suitable?

The Scheme is particularly looking for reasonably priced rooms, bedsits, studios, one, two and three bedroom flats and houses.

The property has to be available immediately, be in decent condition and situated in the Wycombe District area.

What do you need to do?

If you wish to list your property with the Scheme, require further information, or a copy of the Scheme rules, please contact:-

Website: <http://www.wrdgs.org.uk>
Telephone: 01494 528557
Email: info@wycrent.org.uk

Remember!

The Rent Deposit Guarantee Scheme can offer:

- **Quicker letting of your property**
- **Easier and speedier payment of Housing Benefit**
- **Free advice and information**
- **A free inventory of your property**
- **A guarantee in place of a deposit**

The selection of tenants must remain your responsibility. However the Scheme is interested in ensuring that there are no problems and may be able to offer advice or assistance.

Providing an inventory and issuing a Rent Deposit Guarantee is not a warranty or representation as to the suitability of a property, its general safety or state of repair.

The Scheme has an equal opportunities policy which is aimed at ensuring that it provides a service for all members of society regardless of Age, Disability, Gender, Gender reassignment, Marriage and civil partnership, Pregnancy and maternity, Race, Religion or belief or Sexual orientation. The Scheme encourages landlords/ladies to follow this policy. Any landlord/lady believed to be discriminating against any of the above groups will not be offered a Rent Deposit Guarantee.
