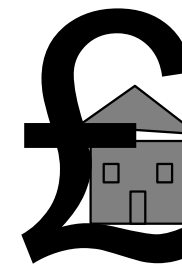

The Scheme has an equal opportunities policy which is aimed at ensuring that it provides a service for all members of society regardless of age, disability, gender reassignment, marriage & civil partnership, pregnancy & maternity, race, religion & belief, sex or sexual orientation. The Scheme encourages 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.

PLEASE KEEP THIS LEAFLET FOR INFORMATION



Are you

homeless
or threatened with having
nowhere to
live?

Have you found a property but are
having difficulty finding a deposit?

Then you should know about:

**The Wycombe Rent
Deposit Guarantee
Scheme**

Wycombe Rent Deposit Guarantee Scheme
The Office, 2nd Floor
The Hub
Easton Street
High Wycombe
Bucks
HP11 1NJ

TEL: 01494 528557

Email: info@wycrent.org.uk

WEB SITE: www.wrdgs.org.uk

The Wycombe Rent Deposit Guarantee Scheme is the joint initiative of:

- The Guinness trust.
- Churches together-High Wycombe.
- Wycombe District Council.
- The Citizens Advice Bureau.
- The Youth Enquiry Service.

Charitable Incorporated Organisation
No: 1171222

What is the Wycombe Rent Deposit Guarantee Scheme?

There is a large demand for privately rented accommodation in Buckinghamshire. Many single people or couples on a low income or receiving benefit have trouble finding decent accommodation as they cannot afford to pay both the rent in advance and a cash deposit.

The scheme aims to help single people or couples 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 instead of the usual cash deposit.

How long can an application take?

It can take a minimum of 2 weeks to process an application.

Are you eligible for help?

You must be:

- Aged eighteen or over.
- Homeless or in housing need. For example living in poor or unreasonable conditions, about to lose your home or sleeping rough.
- In need of housing in Buckinghamshire and able to prove a local 2 year connection.
- Able to live independently.
- Entitled to full Local Housing Allowance with no deductions
- Able to raise a months rent in advance.
- Unable to raise a deposit yourself because you are unemployed, receiving benefits and have no significant savings.

How can we help?

- By providing the landlord/lady with a Rent Deposit Guarantee instead of a cash deposit. The Guarantee will be valid for six months and limited to one months rent. If you wish to renew your tenancy you will have to provide your own deposit.
- By advising you how to find landlord/ladies who have vacant properties.
- By giving you advice & help to claim Housing Benefit or Universal Credit Housing Costs.
- By helping you resolve any problems with your landlord/lady.

What do you need to do?

If you **have not found** a property, but wish to see if we can help, telephone 01494 528557 and leave your name, contact address and telephone number. We will send you an application form to return to us and then contact you.

When you **have found** a property and returned your application form, we will arrange an appointment to process your application.

You must not move into the property until your application has been processed and an inventory prepared, otherwise a Guarantee will not be provided. The Scheme Rules are available on request.

What happens after you move in?

You can contact the Scheme for any advice or assistance that you may need. You must let the Scheme know when your tenancy comes to an end or if your circumstances change.

How much can the rent be?

Local Housing Allowance rates are published annually. We can advise you how much Local Housing Allowance you are entitled to. We cannot help if the rent exceeds your Local Housing Allowance entitlement.

Please be aware:

- **We see clients by appointment only**
- **It is not a cash deposit**
- **1 months rent in advance is still required**
- **Clients must be entitled to full Local Housing Allowance without any deductions**
- **We do not keep lists of properties**

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 selection of a property must remain your responsibility.

The Scheme cannot be responsible for the conduct of your landlord when you are in a property. However the Scheme is interested in ensuring that there are no problems and may be able to offer assistance or advice.