

## Private Landlord Offer 2022-24

Cheshire East Council is committed in supporting private sector landlords to create affordable and sustainable tenancies for our residents. As such, the Housing Options Team is launching a new **Private Landlord Offer** scheme during a pilot phase over two years. We are looking to work with landlords in the area who can help provide good quality, affordable housing and in turn we can provide an enhanced offer of assurance for households we refer to you as prospective tenants.

This is a dual commitment to both private rented sector landlords and their tenants. The objectives of Cheshire East Council Housing Options service are to:

- Work with landlords to ensure that tenancies are conducted correctly
- Ensure fair access to private rented property for people in housing need
- Provide assurances to landlords to aid the smooth running of tenancies
- Help people to overcome barriers in finding rented accommodation

This commitment supports the delivery of our strategic objective to meet our legal and regulatory requirements in line with the Housing Act 1996.

This document will outline our PRS Tenancy Commitment, Finder Fee and our Rent Guarantee agreement.

### The PRS Tenancy Commitment

Where a tenant is referred to a Private Sector Landlord and a tenancy is agreed, the Housing Options Service will:

- Provide a landlord and tenant with a single point of contact for any tenancy issues.
- Conduct a pre-tenancy assessment to establish the suitability of the tenant for the tenancy
- Help tenants in receipt of housing benefit or universal credit to apply for direct-to-landlord payments
- Act as a liaison between landlord and tenant with a particular focus on ensuring the smooth running of the tenancy during any fixed term. A referral into the Council's floating support service may be required in some instances.
- Deliver a tenancy health check during any fixed term to ensure that the property condition is maintained and that the property remains affordable to the tenant.
- Provide a consultation service for the tenant and landlord as the tenancy approaches the end of a fixed term
- Work with tenants to maximise their income and manage their budget with a priority to tenancy sustainment.
- Where required, refer the tenant to a floating support service at tenancy start to support with transfer of bills and rent payments to their new home.
- Support the tenant with rent in advance and deposits, where the tenant qualifies for financial support.

## **PRS Rent Guarantee**

Under our new offer, Landlords can benefit from the following commitment from the council to ensure their rent is paid:

### **CEC Rent Guarantee**

Landlords who accept a referral from the council's housing team under the Private Landlord Offer scheme, which results in a tenancy being granted, will be covered for **guaranteed rent for 6 months**. The property must be;

- Affordable for the tenant and the rent must be around the eligible Local Housing Allowance rate, and;
- In a good state of repair and condition, and meet all legal requirements.

The benefits include;

- The PRS Tenancy commitment as standard – flexible support for tenants in setting up and maintaining their tenancy
- A dedicated PRS Liaison Officer throughout the period of cover  
[PRSLiaisonofficer@cheshireeast.gov.uk](mailto:PRSLiaisonofficer@cheshireeast.gov.uk)
- A year's paid membership for the landlord to the National Registered Landlords Association

In some instances, if a landlord is willing to provide a longer initial fixed term tenancy of 12-months, the Rent Guarantee may be enhanced to cover the 12-month period.

### **Finder's Fee**

Self-contained accommodation provided by a landlord through the PLO Scheme will be eligible for a **one-off £250 payment** once a referred tenant is signed up.

For properties which will meet an acute demand and alleviate a significant pressure on housing teams, such as large family homes with 4 or more bedrooms, or desirable properties which are located where rent prices are higher and are generally much harder to secure, **the payment will be £500**.

This will be payable within 28 days of the tenancy commencing and subject to all relevant documentation supplied by the landlord or agent.

The finder's fee is not a payment of rent nor a deposit payment and will not be treated as such.