



Private Rental Scheme



‘Without a home, no one can achieve their full potential’

Key Points for Private Landlords working with Shekinah in our quest to find people homes



Chargeable to Rent to be delivered at the Local Housing Allowance

It is important to all clients relocating into a Home in the Private sector that the rent chargeable for the property is no more than the Local Housing Rate. The Local Housing Allowance itself is determined by a survey of rents within a given Broad Rent Market Area and since 2011 the Local Housing Allowance is based on the 30th percent of rents in an area.

If Rent is charged above the LHA, people in receipt of Universal Credit will be forced into paying a top up out of their living allowance; this loss of income will impact on the long-term sustainability of the Tenancy.

Understanding the difficulties presented by living off Universal Credit.

Everyone who applies for Universal Credit will be made to wait a mandatory 5-week period before receiving any money to live on or pay rent. The four-week assessment period is to assess each area of the claim such as work, children, housing and personal circumstances. Even if an individual has all the information to hand this is now a statutory period. Rent payment can be made directly to Landlords accounts by Universal Credit recipients arranging via their Universal Credit online journals to arrange this.

Sustainability and long-term Tenancies

Creating a relationship that works for both Parties – a harmonious Landlord and Tenant match

Finding the right home for someone i.e. Location, close to family and friends near to work etc. is an important factor for successful tenancies. Resourcing the right type of property for each person's needs, but also the right Landlord and Tenant match.

Tenancy Sustainment and Housing First Support

All people that we relocate are fully supported in their homes to make sure they pay their bills and keep the home clean and tidy. We make sure they are aware of their responsibilities as Tenants and we also provide a dedicated Landlord liaison worker to support the Landlord with any concerns and issues that might arise throughout the Tenancy.

We will:

Tenancy Sign up: always attend the tenancy sign up and review the tenancy conditions with the person to ensure they understand their responsibilities under the tenancy agreement.

Landlord Relationship: maintain appropriate communication with the landlord throughout the person's tenancy, to effectively respond to any concerns as they arise.

Tenancy Affordability and Rent Payments: Ensure the tenancy is affordable and that the rent is paid regularly and on time.

Insurance Support workers will advise all of the people they support to arrange insurance cover for their belongings prior to them accepting a tenancy.

Move-In Inspection: complete a Move-In Inspection Form on taking up their tenancy, (including taking photos where appropriate), which will include any furniture that may be provided as part of the tenancy agreement.

Property Maintenance: ensure reporting any maintenance issues to the landlord. The support workers will enable the person to meet their responsibilities, including supporting them by offering side-by-side cleaning if needed.

Landlord Liaison service

A Landlord Liaison worker will be available to assist the Landlord in any relocation Shekinah makes and will provide a point of contact and support for the Landlord throughout the Tenancy.

Viewings

We can help to arrange viewing of your property in accordance with Covid 19 protective measures. Virtual viewings can be arranged, and a small video can be an alternative to a personal viewing. In all cases the Landlord Liaison worker at Shekinah will be available to assist.

Landlord Responsibilities

We can help arrange any necessary legal responsibilities a Landlord has, such as Energy Performance Certificates, Gas safety certificates and Electrical Testing. As members of the Devon Landlord Association we can offer guidance as and when required. We can help to draw up Tenancy agreements and also arrange for direct rent payments and deposits. We can also advise on Housing Standards issues.

Tenant Responsibilities

The Landlord Liaison worker can help the Landlord with any Tenant related issues that might arise during a Tenancy. He or she will coordinate with the Housing First team with regards to the Tenants behaviour and duty of care for the property as well as any rent issues.

