

Direct Lettings is a rent deposit guarantee service that has ensured that over 950 households have entered into private sector tenancies.

We assist local families into the private rented sector by providing:

- financial incentives
- a rent deposit guarantee
- in-borough housing benefits fast-tracking service.

We have been working hard in partnership with private landlords and lettings agents but due to the increased popularity in Direct Lettings we have a growing number of applicants who are currently outnumbering our portfolio of available properties.

This is where you come in.

## What's in it for you?

- No administration or commission fees.
- A rent deposit guarantee equivalent to one month's rental.
- In-borough Housing Benefit fast tracking with a dedicated officer to assess claims and to assist with claim related problems.
- A 'better homes grant' for eligible landlords to make improvements to your property.
- Rapid turn around. The complete lettings process - from initial inspection to signing of the contract - usually achieved within two weeks.
- Better void management. Most of our applicants are ready to move quickly, thus maximising the flow of your rental income.

## What sort of properties are we looking for?

We are looking for properties that are:

- self-contained units
- have 1 to 4 bedrooms
- are in good condition.

We will consider viewing properties outside of the borough.

## How about housing benefits?

Housing benefits are key to Direct Lettings. We are fully aware that agents and landlords may have anxieties about letting to low income tenants due to uncertainties about the running and administration of the housing benefits process.

To reassure you, we have put in place a dedicated officer within our team to fast-track in-borough claims and to assist you throughout the tenancy.

## What about the rent?

Rents are agreed in line with figures from the Rent Service. We can then negotiate the rental level with this in mind.

**For more information contact the direct lettings team on 020 8753 4166 or email [direct.lettings@lbhf.gov.uk](mailto:direct.lettings@lbhf.gov.uk)**

## What about property standards?

The balance that we have to achieve is an acceptable standard that does not compromise on tenants' safety, but does not act to deter you as landlords from letting through us.

The properties we accept must be in a good condition. We require a CORGI-registered gas safety certificate and prefer to have an electrical safety certificate and hard wired smoke detector.

## Who will be responsible for managing your property?

You as the landlord (or your managing agent) will take care of the day-to-day management of your property. We will provide you with free advice on how to manage your property at your request.

## Will we pay you for the time the property is unoccupied?

No, we will not. We do not ask you for exclusive nomination rights to your properties and have no problem with you looking for tenants in the private sector at the same time. We only ask for the opportunity to find you a potential tenant and to be kept updated with availability.

## Interested?

For more information and an informal chat please telephone

Direct lettings team 020 8753 4166

Email: [direct.lettings@lbhf.gov.uk](mailto:direct.lettings@lbhf.gov.uk)

Looking forward to doing business with you!

## To sum up the process:

- We will visit your property to check that health and safety standards are met and to address any queries.
- If you agree to instruct us, we will arrange for our selected clients to contact you for a viewing. Alternatively we can arrange a block viewing.
- Once a tenant is chosen we will negotiate a suitable rental level.
- If you are happy to proceed, you will sign the contract with the tenant and we will then deal with housing benefit, rent deposit guarantee and any payable incentive.