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Let with Hertsmere



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Due to the shortages of social housing, very few people are successful in bidding for property through the housing needs register and the private rented sector is likely to be a speedier option to resolving most people's housing need and offers a greater choice for the area.

The Bond Scheme assists local homeless people, who are unable to afford a deposit and who meet criteria outlined in the Housing Act 1996, to access housing in the private rented sector.

We do this by:

- Providing a guaranteed bond equivalent to two months' rent to the landlord.
- Paying the first months rent in Advance
- If you rent your property through the rent deposit scheme, all tenants will have the legal right to rent in the UK and would have undergone credit, affordability and suitability assessments.
- Providing a video inventory at the start of the tenancy.
- The assured shorthold tenancy (AST) and other legal documents are prepared by the council
- For those requiring housing benefit assistance, all housing benefit claims will be fastracked and all payments will be paid directly to the landlord
- All tenants are provided ith a support pack relating to the area they are moving into
- All servies provided by the Council are recurrently free of charge.

The primary objective of the scheme is to help those in housing need in the borough and it is offered to all private landlords and potential tenants who have been assessed under the Housing Act 1996 and who are eligible under these rules.

- If you would like more information on the scheme, or would like to offer your rental property to the scheme, please contact our Rent Deposit Scheme Coordinator on 020 8207 7569 or email barry.potts@hertsmere.gov.uk

Related External Links

1. [Housing Standards Guidance for Landlords](#)
2. [National Landlords Association](#)
3. [Residential Landlords Association](#)
4. [Trustmark - Tradesmen](#)
5. [Gas Safety Advice - Health and Safety Executive](#)
6. [Shelter](#)
7. [Citizens Advice Bureau](#)

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