

DARTFORD PRIVATE LEASING SCHEME

FREQUENTLY ASKED QUESTIONS - FACT SHEET FOR OWNERS

1. Does my property meet the criteria?

Your property must meet the Council's minimum required standard, and details are set out in the application pack. You will need to provide proof of ownership and that you have obtained the prior agreement of any third party, such as your mortgage lender, that has an interest in the property.

2. How does the scheme work?

The Council will lease your property for a two year period. During that period, the Council guarantees to pay the agreed rent in advance, on a quarterly basis.

3. How will my property be used?

The property will be used to temporarily house homeless persons, under Section VII of the Housing Act 1996 (as amended by the Homeless Act 2002).

4. How can I take part in the scheme?

You should complete an application form. The Council will assess whether or not your property meets the minimum criteria.

5. What is the term of the lease?

The lease will be for an initial period of two years.

6. Will the rent go up during the lease period?

The rent is agreed at the outset of the lease, for the full two year period. The rent will be paid regardless of any void periods during which the Council does not have a tenant to occupy your property.

7. How will you pay the rent?

We will pay the rent in advance, by BACS, on the first day of each quarter in January, April, July and October. Any property leased mid period will receive the pro-rata rent in advance for the current period.

8. What if I change my mind, part way through the lease period?

There is a clause within the lease that will cover this.

9. What repairing obligations will I have during the lease period?

You remain responsible for the structure and exterior of the property, including the roof, drains, gutters and external pipes, as well as the sanitation, water, gas and electricity supply. Full details of your responsibilities are set out in the property standard, and the lease, a draft of which will be available in the application pack.

10. What repairing obligations will the Council assume?

The Council will maintain the internal aspect of the property to the current standard. Again, full details of the repairs that the Council will undertake are included in the property standard and the lease.

11. What repairs/maintenance will be the tenants responsibility?

Tenants will be responsible for maintaining such things as (but not limited to) internal decoration, light fittings, handles, toilet seats, plugs, aerials and gardens.

12. Will the Council undertake all maintenance and repairs, if I want them to?

We will consider each request on its own merits. If the Council agrees to take full responsibility for maintenance on a property, the costs of any repairs not attributable to it would be recharged to the owner.

13. Is there a Council Gas Servicing scheme I can use?

The Council has a Gas Servicing scheme that it *may* be able to make available to owners. The property must have valid gas and electric safety certificates to be considered for this scheme, however, we will arrange for gas and electric safety inspections during the subsequent term of the lease.

14. How much notice do I need to give if I want to visit the property?

A minimum of 48 hours notice will be required to be given to the tenant, to carry out repairs or undertake an inspection.

15. What about insurance?

You must provide proof of your buildings and public liability insurances.

16. What condition will my property be returned in, at the end of the lease period?

Your property will be returned to you in the same condition in which it was handed over (excluding fair wear and tear). The Accommodation Officer will carry out a full inspection of the property condition and its contents, and the photo's taken during the inspection will be used to restore the property to the same condition at the end of the lease.