

## Tameside Bond Scheme

Can help people find or keep accommodation in the private rented sector. this helps people afford to become tenants of private landlords..

If you are homeless or in housing need, on a low income (ie on benefits or in low paid work) and have a local connection we can offer to give landlords a written guarantee instead of a cash bond which

Before we offer the Bond guarantee we gather information about your circumstances and interview you to assess whether you can manage a tenancy and whether you need any support.

Clients however need to be aware they may need to raise the first months rent.

**Other leaflets : Housing Associations, Domestic Violence, Leaving Home, Are you Homeless, Property Suitability, Supported Accommodation, Rent Bond Scheme, Tenancy Support**

**Tameside Housing Advice, 119/125 Old Street,  
Ashton under Lyne, OL6 7RL**

**The office is open to the public 10am to 3pm Monday to Friday.**

**Telephone calls 9.00am till 5pm Monday to Thursday  
9.00am till 4pm on Fridays.**

**0161 331 2700 or 0161 342 2222 out of hours (emergencies)**

**E-mail us at [info@tamesidehousingadvice.org](mailto:info@tamesidehousingadvice.org)**

**Web-site [www.tamesidehousingadvice.org](http://www.tamesidehousingadvice.org)**

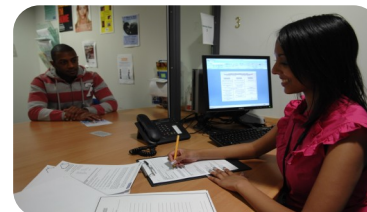
**If you need any help with translation,  
please see a member of staff.**

Jeśli potrzebujesz pomocy w tłumaczeniu, zwróć się do kogoś z personelu.  
Si vous avez besoin d'assistance avec cette traduction prière de contacter un membre du cadre. Se precisa de alguma ajuda com esta tradução faz favor contactat um membro do quadro

**Tameside  
Housing  
Advice**



**Renting  
Privately**



**Leaflet Five**

## **Standards in your private rented property**

If you rent your home, major repairs are generally the responsibility of your landlord. This includes repairs to the structure and exterior of the property, heating and hot water installations, basins, sinks, baths and other sanitary installations.

A property should also be free of serious health and safety hazards, which means your landlord should ensure that problems in the home are dealt with before they lead to poor health or accidents.

Hazards can arise in the home because of its design, wear and tear, or a lack of maintenance. If you are having problems with your property contact Housing Standards at Tameside Council on 0161 342 2558. You must not withhold rent, if you do your landlord might try to evict you rather than do the work.

## **My landlord is harassing me**

Whatever type of tenancy you have, your landlord does not have the right to harass you. For example, they should not call round whenever they wish, or disconnect your fuel supplies, or take your belongings, or threaten to harm you.

Your landlord cannot evict you without obtaining an eviction warrant from a court. Harassment and Illegal Eviction are criminal offences and if found guilty, your landlord could be fined, sent to jail, or both. Our Homelessness Prevention Team can intervene with your landlord to stop harassment or illegal eviction, and help get you back in your home.

## **I have been served notice**

If you have been served notice you should speak to Tameside Housing Advice on your rights to remain in the property.

We can also advise you on finding alternative accommodation either in the social or private sector and advise you on your right to recover any deposit you paid when you moved into the property. We will need to see your original tenancy agreement to give you the correct advice.

## **Ending your tenancy**

If you want to end your tenancy we can advise you on the correct way to do so. To do this we would need to see a copy of your original tenancy agreement.

## **If your tenancy agreement runs out**

Most agreements are assured short hold tenancies which become periodic tenancies at the end of the initial term (usually six months). If your landlord does not want you to leave and you want to stay you just continue to pay the agreed rent and to occupy the property. If your landlord does want you to leave they have to give you two calendar months notice in writing.

## **What if I just walk away?**

If you walk away or post the keys through the letterbox you will have not brought your tenancy agreement to an end you will continue to be liable for the rent and any damage caused to the property.

Most private landlords ask new tenants for references from previous landlords and are not keen to rent to anyone who has abandoned a tenancy. Similarly, it is important to make sure that you have somewhere to go when you leave. If you need to make a homeless application in the future, the council may decide that you are intentionally homeless because you left a home that you could have stayed in.

## **Moving into a private rented property**

If you are interested in finding your own private rented accommodation, tell us and we can discuss this with you. A private rented property might offer you a quicker solution, and allow you a greater say in where you live.

If you are struggling to raise a bond you might qualify for the Tameside Bond Scheme. (see over for details)