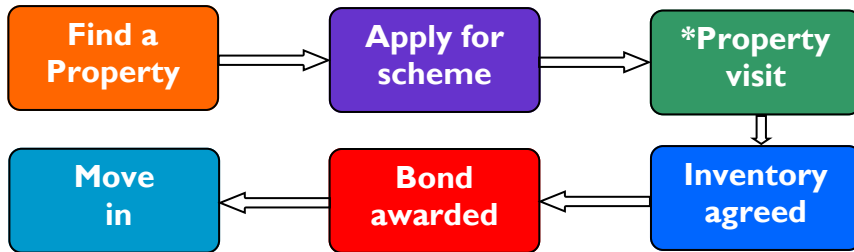


TBS process



Clients must not sign an agreement or move into the property before all the necessary paperwork is done. If this happens we are unable to offer the bond.

*Please Note – The property visit is for the purpose of carrying out a visual check on the general condition of the property. Tameside Housing Advice confirm that the visit does not constitute a full property standards inspection as defined in current housing legislation. Tameside Housing Advice does not accept any legal liability or responsibility for the inspection of this property and does not guarantee that information gathered and exchanged whilst conducting the visit is accurate, timely or complete. Tameside Housing Advice reserve the right to refer individual properties to Tameside Council's Housing Standards team for a full property inspection where they have any health and safety concerns.

Other leaflets available: Housing Associations, Domestic Violence, Leaving Home, Priority Need, Private Landlords, Property Suitability, Temporary Accommodation, 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

Web-site 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 contactar um membro do quadro um membro do quadro

**Tameside
Housing
Advice**



Tameside Bond Scheme



The Tameside Bond Scheme (TBS) is designed to help people move into the private rented sector who might struggle to raise a deposit. This is done by offering a guarantee to landlords of up to the value of one months rent for any damage that is caused to their property. The initial bond certificate is to run in conjunction with the initial tenancy agreement e.g. for a 6 month period when a 6 month AST.

What you need to do

- **Find** a private rented accommodation via estate agents, local newspapers etc. The landlord must be willing to accept the scheme, and housing benefit if you are not working.
- **Call** into the office with two forms of identification and proof of your income to apply for the scheme. You will also need to bring in landlord details and monthly rent costs.

We will need to look at

- your previous addresses for the last 5 years
- whether the property is affordable
- whether the property meet your needs i.e. number of bedrooms do not exceed number of people intending to occupy the property
- local housing allowance (LHA) entitlement, based on the property, area and your income
- whether you can raise the months' rent in advance
- whether you can reasonably afford to save a weekly amount towards the renewal of the deposit certificate after the initial 6/12 month period

Points to note

- The Scheme does not cover rent in advance
- We offer a bond certificate and not a cash deposit
- You will need to make provisions for your own cash deposit when the initial bond certificate lapses.

Benefits to Landlords

- We will check if clients have rent arrears on previous tenancies, either social housing or private rent.
- Any instances of causing anti-social behaviour.
- Exempts Landlords from placing money in the National Tenancy Deposit Scheme.
- Direct payment to landlords of housing benefit. (where possible)
- Fast tracked claims due to our relationship with TMBC housing benefit section.
- Named person to contact if any problems.



Property Visit

We will arrange to visit the prospective private rent to complete an inventory detailing the condition of the property and any fixtures/fittings to be included.

When a property has been visited, we will arrange

- a suitable tenancy commencement date
- all necessary paperwork
- bond certificate landlord claim form
- housing benefit form
- LHA payable to landlord, if required
- letter stating client will save towards the renewal of the bond certificate
- a meeting with client to complete handover of the above documents

It must be noted if any private rented property is not suitable for clients need we cannot accept it onto the RDS scheme.