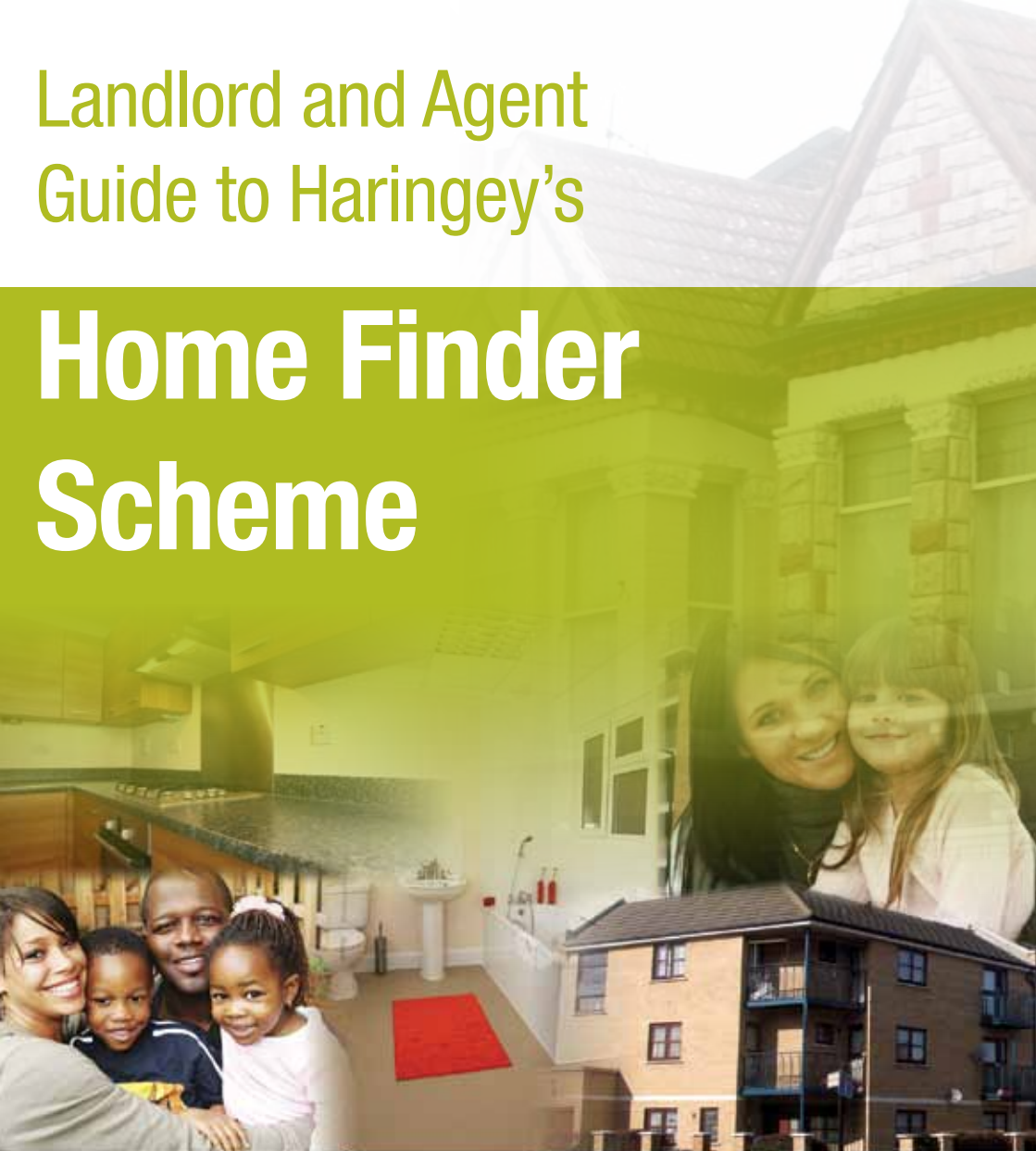


Landlord and Agent
Guide to Haringey's

Home Finder Scheme



If you are a private landlord or agent looking to let your property this leaflet will tell you all you need to know about the council's Home Finder Scheme.

The Home Finder Scheme is run by the Private Sector Lettings Team who are based at Apex House. The scheme is intended to help those that are homeless or are threatened with homelessness and cannot afford the deposit needed to secure private rented accommodation.

There are a number of advantages to landlords taking part in the scheme including:

- Advice and assistance on the rights and responsibilities of both tenants and landlords
- Advice on the benefits system including access to a dedicated Housing Benefit Liaison Officer
- A fast track housing benefit system which ensures that rent gets paid as quickly as possible. In borough properties only
- Housing Benefit direct payments. In borough properties only
- Support available from our dedicated Housing Advice Team throughout the tenancy to resolve any housing benefit or other tenancy related issues
- Advice on bringing the tenancy to an end

For landlords/agents to qualify for the scheme

- The property must be free from category one hazards and in general good condition
- All furniture must comply with current Fire Safety Regulations
- The property is required to pass an inspection prior to letting
- The rent must be in line with Local Housing Allowance
- Landlords/agents must agree to use the tenancy agreement supplied by the Private Sector Lettings Team

What does the Home Finder Scheme offer landlords/agents?

Incentives

Landlords and agents who decide to offer our clients an assured shorthold tenancy for at least a fixed term of 12 months can choose one of the two options* below:

- A 6 week cash deposit
- or**
- Landlord rent insurance. Haringey Council will reimburse the cost of any rent insurance policy up to the value of £450. If a landlord wishes to use Coversure Landlord Insurance, which provides a bespoke landlord insurance policy designed specifically for tenants claiming housing benefit, we can pay for the policy for you directly.

*Incentives for out of borough properties may vary

Assessment of tenant's suitability

We have a dedicated Housing Advice and Options Team who will assess a client's needs and their suitability for private rented accommodation before referring a client for the Home Finder Scheme. This assessment will explore the client's behaviour and conduct in previous lettings, outstanding issues with any rent arrears or other debts as well as their ability to sustain a tenancy generally.

Assessment of tenant's affordability

We have a dedicated Housing Benefit Liaison Officer who will assess whether a client is entitled to housing benefit and, if they are, how much they can be expected to get. The Housing Benefit Liaison Officer will also explore any issues relating to outstanding overpayments that may be clawed back and any suspected fraud.

Fast-tracked housing benefit and direct payments

At the point of tenancy sign-up a Private Sector Lettings Officer will help the client to complete the housing benefit application form. For in-borough lettings the application will be fast-tracked by a dedicated Home Finder Housing Benefit Assessment Officer who will endeavour to ensure the first payment is made within 4 weeks. All Home Finder lettings in Haringey will be safeguarded and payments made directly to the landlord or agent.

Tenancy Training given to all Home Finder clients

All Home Finder clients must first complete a tenancy training course before they are eligible to view Home Finder properties. The tenancy training course itself is a half day course designed by a specialist training provider for the housing sector consisting of interactive presentations designed to engage the clients whilst providing them with all the information they need to be good, knowledgeable and sustainable tenants. The course is delivered to Home Finder clients by officers of the Private Sector Letting Team who have themselves attended specialist training to ensure they deliver course effectively.

If you are interested in letting your property through Home Finder or you would like to find out more about the scheme please go to our website:

www.haringey.gov.uk/letting

Or email the Private Sector Lettings Team at

private.lettings@haringey.gov.uk

Or telephone the Private Sector Lettings Team on

020 8489 4726