

Private Renting Team

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Who are we?

- The team has been set up to help those that are at risk of or are homeless move into private rented accommodation. We also help find better solutions to temporary housing whilst families await a more permanent place to call a home
- We look to find private rented accommodation through client and landlord initiatives
- We are working towards relieving the strain on the demand for council housing by working with the private rented sector

Our Leasing scheme

- Bristol City Council is focused at present on reducing the costs of nightly emergency accommodation and provide a stable home environment whilst families seek a more permanent solution to their housing crisis
- Currently we have 1202 families housed in temporary accommodation across Bristol
- The costs can be between £822 per week for a family of 5, £1449 per week for a family of 8

What are we looking for?

- We are looking ideally for three bedroom plus properties within Bristol or the surrounding areas that we can use as temporary longer term accommodation
- The properties need to have a minimum of whitegoods, window coverings and flooring included
- Furniture is not an essential but does help us to move families more quickly

Our Service to Landlords for Leased Accommodation

- A free service in which we offer:
 - 12 months' rent in advance
 - 2 months' deposit bond
 - Reimbursement of landlords insurance
 - Cover of rental voids
 - Regular property visits
 - One or two year agreement terms
 - Above LHA rental income

What to expect and FAQ:

- When we lease a property the agreement is between us and you as the owner and between us and the family
- We do not manage the properties so you or your agent will still need to deal with day to day repairs and maintenance
- We will nominate you or your agent as the managing agent
- We will issue a non secured tenancy as the accommodation is temporary. 28 days' notice is issued should we need to remove a family from the accommodation
- Rent is paid in advance in most cases in two instalments the first being to the end of the financial year and the second for the remaining lease to cover a 12 month period
- We conduct regular property visits



Our Private Renting Scheme

- A free service in which we offer:
 - Up to 12 months' rent in advance
 - 2 months' deposit bond or 5 weeks' cash deposit
 - Reimbursement of landlords insurance
 - Reimbursement of licensing fee
 - A 12 month Assured Shorthold Tenancy
 - Above LHA rental income by topping up with a possible cash incentive of up to £3,000

Local Housing Allowance in Bristol

Property Size	Monthly Allowance
Shared Accommodation (Under 35s)	£391.51
One Bed Rate	£695.02
Two Bed Rate	£824.99
Three Bed Rate	£950.00
Four Bed + Rate	£1,324.99

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Our Service to Landlords

- How does it work:
 - We arrange a property inspection to check that it is safe and suitable and offer advice
 - We will match the property to our client list
 - We will arrange for you to meet the prospective household before moving them into a property
 - If both parties agree to go ahead we prepare the necessary paperwork
 - Once the agreement is signed the client will move in
 - We will arrange payment for monies owed
 - A support worker may be allocated to assist the family with furniture and settling into the property

Overview of Last Year's Achievements

- We helped create over 490 new tenancies in the previous financial year:
 - 80 into shared accommodation
 - 234 into studios/one bed flats or studios
 - 124 into two bed flats
 - 29 into three bed houses
 - 11 into four bed houses
 - 17 renewed tenancies

Contact us:

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Any Questions ?

