



Rent Deposit Guarantee Scheme (RDGS)

Information for Landlords / Landladies

What is the Rent Deposit Guarantee Scheme (RDGS)?

The Rent Deposit Guarantee Scheme is an initiative to help people in housing need on a low income or key workers gain access to privately rented accommodation.

The scheme will offer landlords / landladies a Deposit Guarantee Bond in place of a cash deposit. This guarantee will cover any loss or damage that exceeds fair wear and tear, (except that caused by a third party) up to the agreed amount.

In offering this guarantee the initial expense of privately renting will be dramatically reduced for the tenant, whilst also providing a landlord / landlady with the same level of security as a cash deposit.

What the scheme will offer landlords / landladies

- The service is free and available to all landlords / landladies who own properties within the Chiltern area and in exceptions other close districts.
- You will receive a guarantee against loss or damage. This is normally up to a value of on months rent.
- The scheme has a list of potential tenants, enabling you to fill vacant properties as quickly as possible.
- The scheme will investigate any shortfall of payment and ensure that those who apply for Housing Benefit are eligible for such payment.

Who is accepted onto the scheme?

All applicants must have a local connection with the Chiltern area. However, a tenant with a history of rent arrears, causing damage or unreasonable behaviour in a previous tenancy will not be accepted onto the scheme.

You have the final decision on the tenant who rents your property.

If you have found someone willing to let your property and who is already registered with the scheme, it is important that you contact us before letting them move in.

This will allow us to perform all of our necessary checks and complete all documentation.

The scheme has an equal opportunities policy which is aimed at ensuring that it provides a service for all members of society regardless of race, sex, disability, sexual orientation or religion.

The selection of tenants must remain your responsibility. However, the Scheme is interested in ensuring that there are no problems and is able to offer advice or assistance with tenancy management.

What properties are accepted onto the scheme?

Any property is accepted onto the scheme provided that:

- The rent demanded is reasonable;
- The property meets all necessary safety standards and is in a decent condition;
- It is located within the Chiltern area;
- If the property is mortgaged the mortgagee has granted permission to let the property;
- If the property is leasehold the freeholder has granted permission to sublet the property;
- It has an active Buildings Insurance Policy and the insurer has given permission for letting the property and accepting Housing Benefit claimants where applicable.

How do landlords / landladies enter into this scheme?

If you wish to list your property, require more information or would like a copy of the scheme rules please contact the Rent Deposit Guarantee Scheme at:-

Chiltern District Council
King George V Road
Amersham Bucks
HP6 5AW

Tel: 01494 732013

Or email:

housingandcommunity@chiltern.gov.uk