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Housing Services Manager

Rent Deposit Scheme

- 1. Key Housing Facts**
- 2. Structure of the Rent Deposit Scheme**
- 3. Process**

Key facts

The Council does not own any 'Council Houses'

All Council homes were transferred to Signpost Housing Association in 1994

Owner occupation = 80%

Social Landlords = 13%

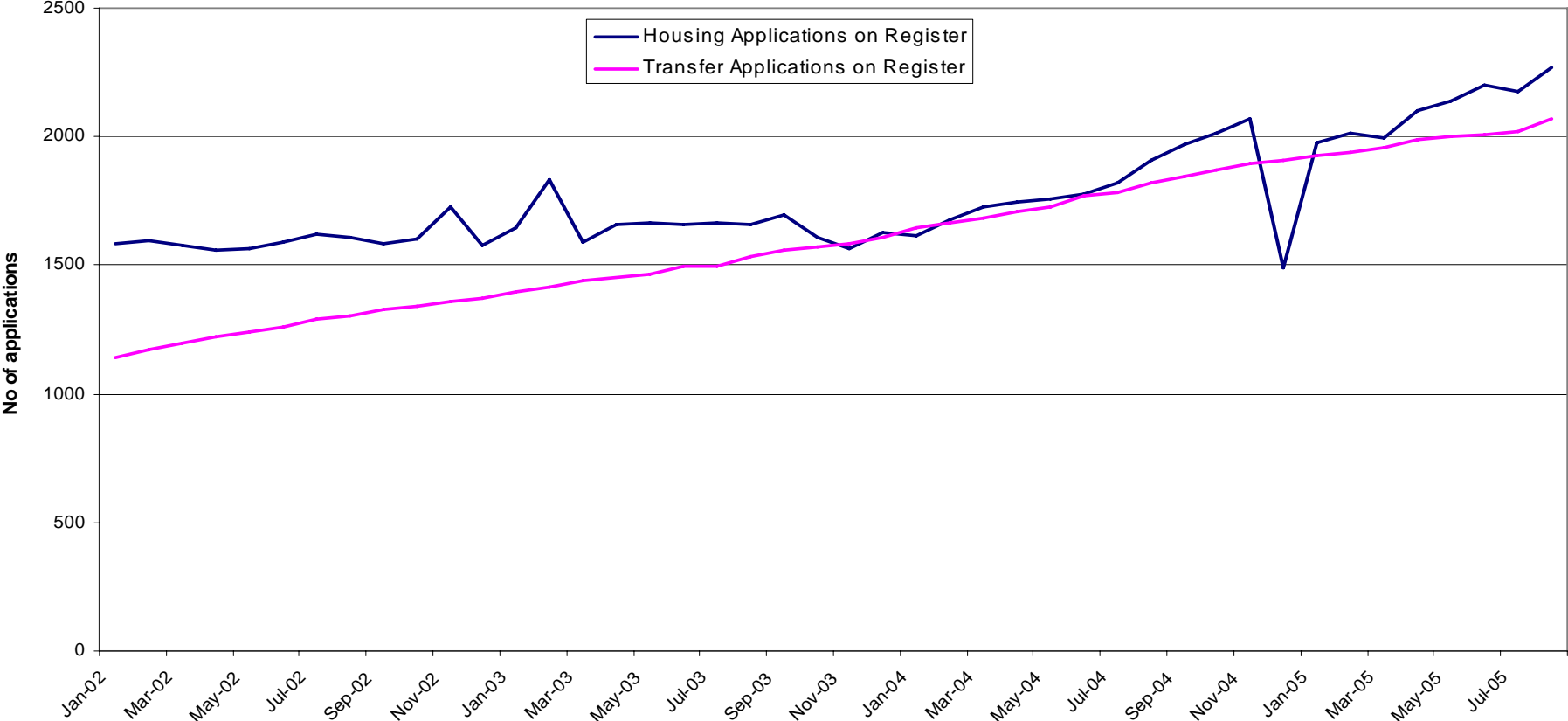
Private Landlords = 7%

Ownership Affordability

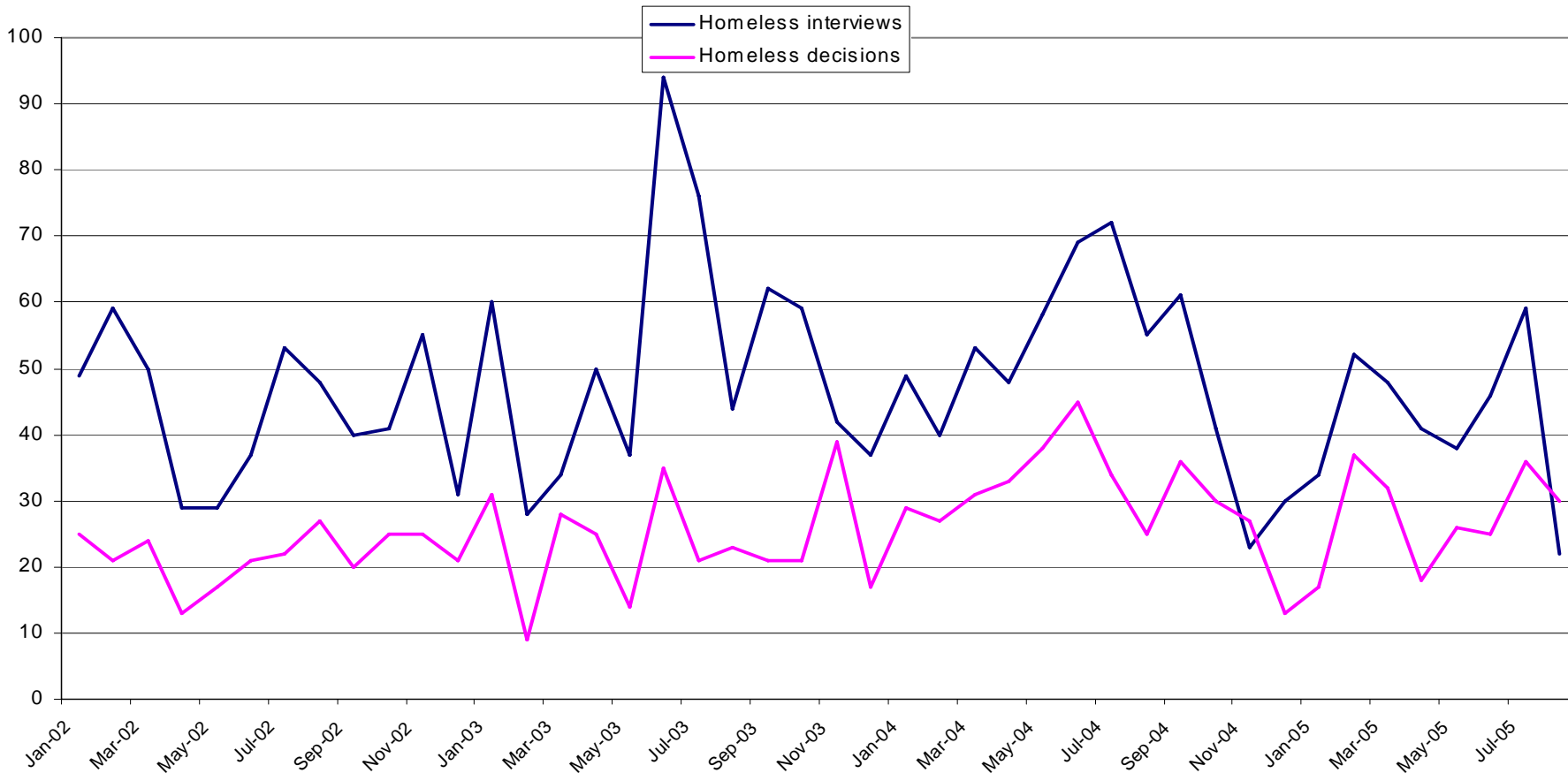
- **NDDC is No 35 in the top 40 of the highest house price to income ratios**
- **Average house prices £163,720**
- **Annual earnings £29,619**
- **House price to income ratio = 5.53**

Housing Demand

Housing Waiting List Trends

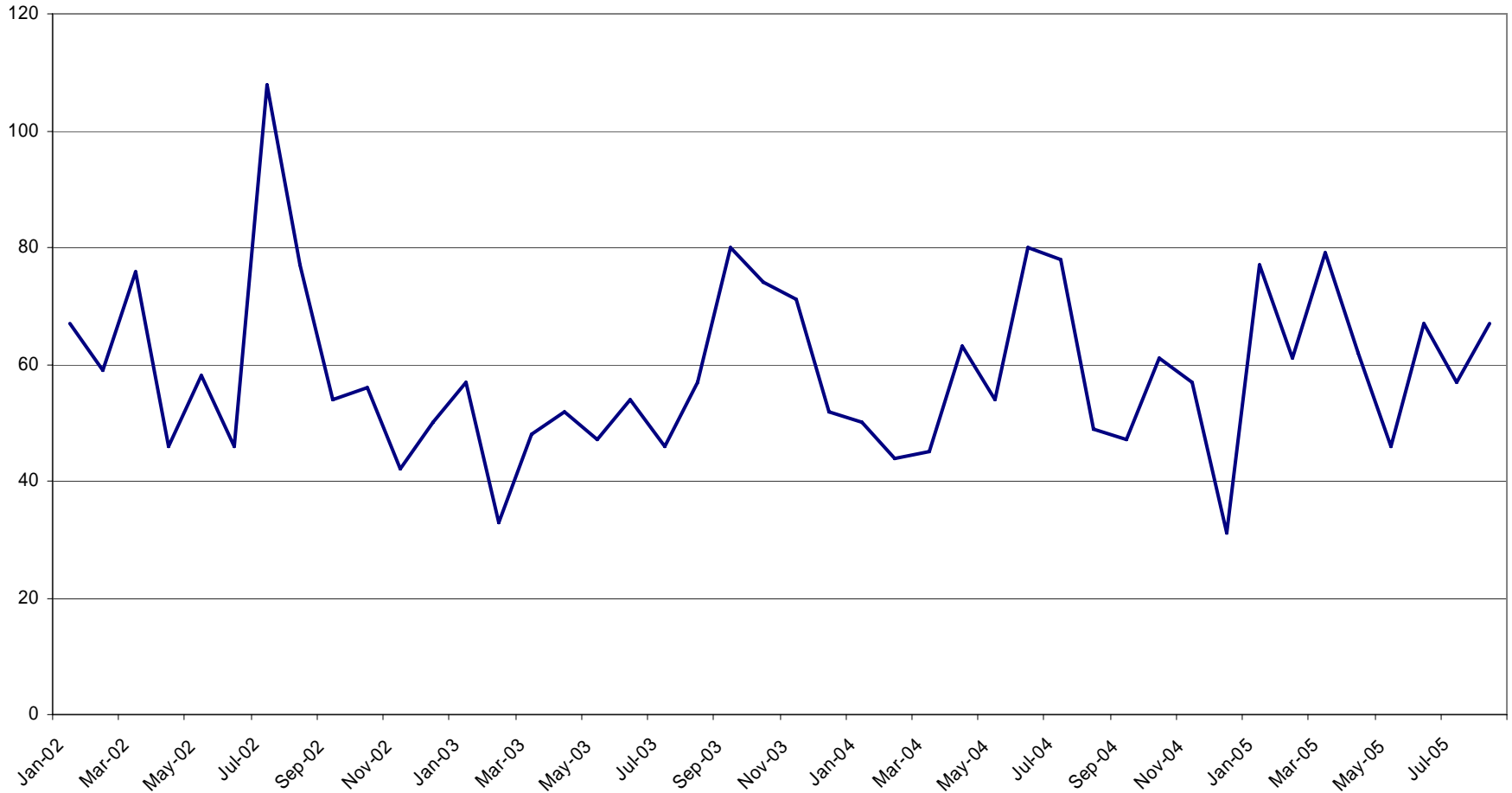


Homeless Applications

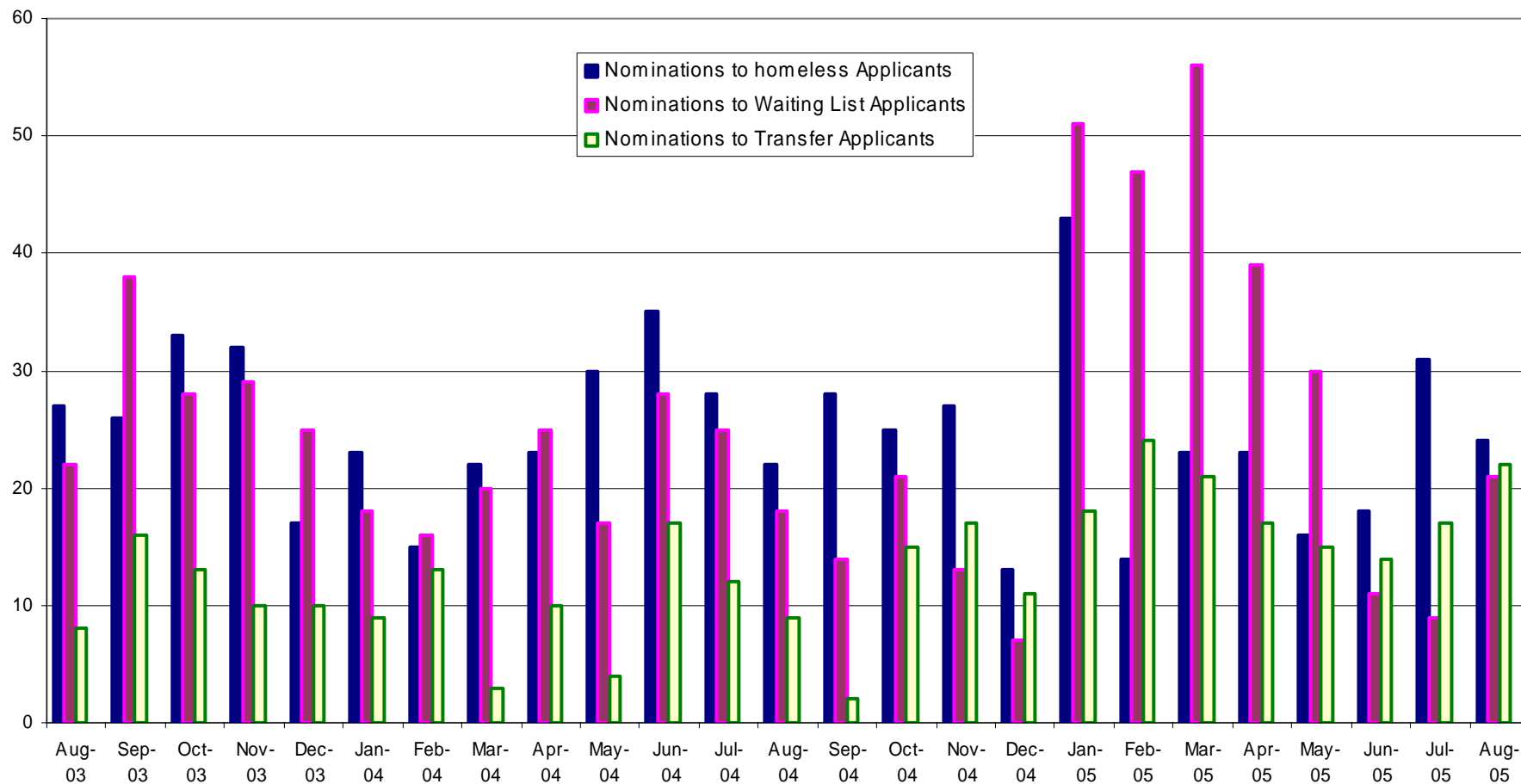


Supply

Social Housing Vacancies



Category of Nominated Applicant



Rent Deposit Scheme

- **Rent in Advance = 4 weeks**
- +
- **Rent deposit = 4 weeks**

(Does not cover admin costs)

Basic 'Rules'

- **For the Statutory Homeless where there is a 'duty to house'**
- **The property must 'fit' needs of family**
- **Property must be within NDDC area**
- **Applicants will approach the owner/agent themselves**
- **Assured Shorthold tenancy + opportunity to renew**

Process

- **Pre Tenancy determination (5 day turnaround)**
- **NDDC visit property**
 - Inventory & photo record completed**
 - Rent deposit agreement completed**
(between landlord/council/tenant)
- **Tenancy agreement completed**
(landlord & tenant only)
- **Council dispatch cheque**
- **First 4 weeks HB re-paid to Council**

End of tenancy

- **Re-inspect & check inventory**
- **Agree repayment of deposit**

Note

- **Not limited to 6 month tenancies**
- **Monies advanced are a 'loan' to the applicant & have to be repaid**
- **Funds are limited**
- **New 'National Rent Deposit Scheme' being developed**

Questions