

Wiltlets Bond Scheme

Helping People to find homes

What is the Wiltlets Scheme?

It's a scheme to help people on low incomes, who are homeless or at risk of homelessness, secure private rented accommodation when they are without the necessary funds to do so. Financial assistance may be given to cover the cost of a deposit and/or rent in advance. Instead of providing cash for a deposit, we give a written bond to the landlord, which can be called upon at the end of the tenancy to cover any costs incurred in respect of damage beyond reasonable wear and tear or rent arrears during the term of the tenancy.

How do I apply?

To be eligible for the scheme, you must meet the following criteria:

- ✓ Be homeless or facing homelessness.
- ✓ Be eligible for assistance in regards to your immigration status.
- ✓ Be unable to access the funds from alternative sources.
- ✓ Have a local connection to Wiltshire.

To be considered, you need to meet with a member of our Housing Options Team who can discuss the scheme in more detail and advise you if you are eligible. We will be looking at whether there are other ways you could fund the costs – including whether you have savings or other income to use or whether you could get help from other sources, such as occupational benevolent grants or grant making organisations.

You will also need to give us supporting information including:

- Evidence of your identity such as passport or driving licence, birth or marriage certificate.
- Your last 2 months building society, bank or post office statements of any accounts you hold.
- Proof of your address and circumstances – such as a valid notice.
- Proof if you have children – such as proof of child benefit.

What could I get if I am eligible?

We will confirm your eligibility in writing and you should wait for this BEFORE you find a property. We may tell you about properties we know of, but we will also expect you to be proactive to find your own accommodation. You can look in the local papers, contact letting agents, check online at websites such as www.rightmove.co.uk or even look at adverts in newsagent's windows.

Once you find something you think is right for you and affordable (your Housing Adviser will give you details of this), you must tell us straight away and we will contact the landlord or agent to confirm the details. You must check, however, that they will agree to accept the bond instead of a cash deposit to avoid later disappointment. We will arrange to view the property to check it is suitable and meets a decent

home standard. All monies paid will be directly to the new landlord so we will need to confirm that they are happy to sign up to work with the scheme.

We will also need to carry out an affordability assessment to check that you can afford the rent and other living costs associated with living in the property and you will need to agree with this. We will not help you if we think that the property you have found is either unsuitable or unaffordable so please check with us at every stage. Our role is to help you into appropriate and sustainable accommodation and if it doesn't do this, we will not assist you. **Do not put any holding money down or sign any agreement until we have confirmed we are helping you into your chosen property. We do not offer this scheme retrospectively once you have moved in or signed an agreement and there is no automatic right to help.**

What does the money cover?

Your adviser will tell you what help we can give but generally it is a bond equivalent to one month's rental costs. We can also, in certain circumstances, help with the rent in advance.

What happens when the tenancy ends?

As a tenant, you have an obligation to pay the rent and keep your property in good condition. If, when you leave, your landlord wants to make a claim against the bond, he must write to us and allow us to inspect the property. We will agree what we think is a fair amount but we reserve the right to claim any costs incurred back from you and this will form a housing related debt in respect of any Homes 4 Wiltshire application you have with Homes 4 Wiltshire. An unaddressed housing related debt will prevent you being considered by for social housing so it is important that you take responsibility for your tenancy and ensure you meet your obligations under the agreement you sign.

Further information

Office	Address	Telephone no	Fax	Email
Chippenham	Monkton Park Chippenham Wiltshire SN15 1ER	01249 706666	01249 444650	homeless@wiltshire.gov.uk
Salisbury	27-29 Milford Street Salisbury Wiltshire SP1 2AP	01722 434233	01722 434530	homeless@wiltshire.gov.uk
Trowbridge	County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN	01225 718005	01225 770316	homeless@wiltshire.gov.uk