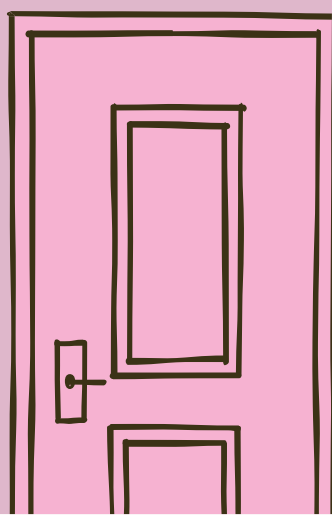
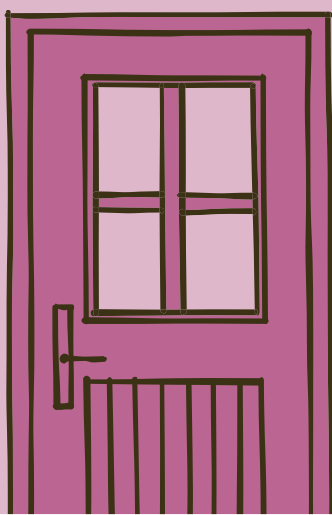
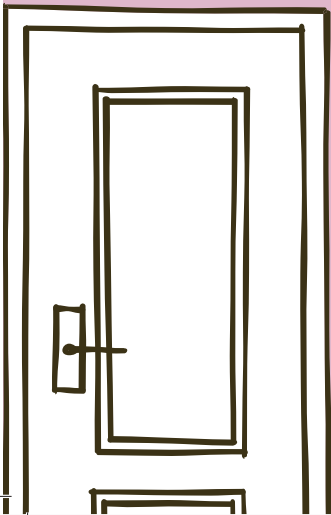



Central
Suffolk
Lettings

Information for
Landlords



Our Offer

Central Suffolk Lettings has been developed by Babergh and Mid Suffolk District Council to increase access to good quality homes in the private rented sector for eligible residents in the Babergh and Mid Suffolk District.

We provide a professional, comprehensive no fee, lettings service to private sector landlords with a property to let. We understand how important your property is, and care about the service we offer to you.

We offer a range of services to best support your requirements, as a landlord:

- **Rent Guarantee Scheme**

A hassle free way to let your property with a cash incentive when you join the scheme. Rent is guaranteed throughout the tenancy *and tenants are fully vetted. *rent is set at LHA rate +10%

- **Inventory and regular inspections**

We will compile an inventory before the tenant moves in, routine six-monthly inspections and a check-out inspection.

- **Introduction only Scheme**

If you have a property to let and are looking for a reliable tenant with references, we can recommend them directly to you and you manage the tenancy going forward. There is no charge for this service.

- **Market Rent Scheme**

Let us be your high street letting agency - this scheme allows you to set the rent at market rate following our valuation and offers you extra protection with a deposit bond.

- **Agent offer**

Are you an agent? We want to hear from you. We can offer you a £250 cash incentive if you introduce a landlord to CSL and they sign up to the rent guarantee scheme.



We are committed to building long term, sustainable relationships with landlords and letting agents to offer a wide range of good quality, affordable and secure tenancies in the private rented sector.

For more information visit:

www.babergh.gov.uk/landlordgrant

www.midsuffolk.gov.uk/landlordgrant

Guaranteed Rent Scheme Benefits

- **Guaranteed rent payment for the term of the tenancy:** No loss of rent. Rent paid on time in full every month (by us). Rent, set at the LHA rate + 10%
- **Cash incentive:** For each property you place with us through the Rent Guarantee Scheme we will give you a one off cash incentive.
- **No fees... No commission:** We provide a free service, so there is no commission to pay and no hidden charges.
- **Assessment of potential tenants:** We carry out full affordability assessments and credit checks on any potential tenants we put forward to you.
- **Accompanied viewings:** All property viewings will be arranged by us and will be fully accompanied with timely feedback to you.
- **Deposit Bond:** We will provide up to 5 weeks deposit bond to cover the required deposit (Because we are a local authority providing a bond, there is no requirement for you to register the deposit).
- **Inventory and 6 monthly inspections:** We will compile an inventory on your behalf before the tenant moves into the property, and will conduct routine inspections throughout the tenancy.
- **Check out inspection:** At the end of every tenancy, we will carry out a check out inspection and if a claim needs to be made against the deposit, guide you through it.
- **Efficient claims process** for any deposit claim.
The deposit bond acts as a cash deposit and can be claimed against for any loss or damage.



Central
Suffolk
Lettings

LANDLORD INTEREST FORM





Central
Suffolk
Lettings

LANDLORD INTEREST FORM

Rental Property Address

Your contact details

Name:
Address:

Email:
Tel:

LANDLORD INFORMATION

Where did you hear of our scheme?

.....

Is the property buy to let or your own home?

.....

Are you a first time Landlord?

.....

Do you/are you planning to live overseas?

.....



Central
Suffolk
Lettings

PROPERTY INFORMATION

Approx age of property, Construction & Description e.g. 1st floor flat, terraced house etc		Is the property currently tenanted?	
Furnished or unfurnished?		Number of bedrooms	
Other rooms (Please List)		Bathrooms	
Garden front/rear		Garage/outbuildings and parking	
White Goods		Current EICR cert	
Current gas cert (If applicable)		Current EPC	
Type of heating		Are you open to pets? If so, which	
What date will the property be available?		Pre-paid meter?	

We also offer a range of services to support HMO landlords:

- Up to 5 weeks Deposit Bond on every tenancy.
- 5-year rent guarantee agreement.
- Cash incentive.
- Rents of up to £525 per room per calendar month.
- 50% contribution towards HMO licence fee (a saving of £551!)



Landlords Quick Checklist

To legally let your property you will need:

- an Assured Shorthold Tenancy Agreement
- to issue your tenant with the 'how to rent' guide
- to have completed a Right to Rent check
- a current Gas Safety Certificate (if applicable)
- a current Electrical Safety Certificate
- landlords should be working to a rating of C and above and your property needs a grade E to be let out

What we need from our landlords

We would expect a minimum commitment from you of:

- A property in good repair, which complies with the Housing, Health and Safety Rating System.
- Landlords should be working to a rating of C and above and your property needs to have a rating of E to be let.
- A 12 month Assured Shorthold Tenancy Agreement with rent set at the Local Housing Allowance (LHA) rates or 10% higher.

Visit: www.gov.uk/guidance/local-housing-allowance

A property with

- A valid Gas Safety Certificate.
- An electrical inspection Certificate.
- A property licence, if required.
- Relevant landlord insurances.

You must have the ability to respond to any request for repairs in a reasonable time frame. Within 24 hours for emergencies repair or 7 days for general repairs.

Our aim is to provide good quality, safe and secure homes in the private sector.

Central Suffolk Lettings will support you as the landlord to ensure that the tenancy and property meet all the legal requirements.

We can provide grants to help improve the energy efficiency of your property and bring it up to an acceptable standard for letting.

Landlord Testimonials

'Hi Stephanie, I would like to thank you for your professionalism in finding Jenny (new tenant) for us'

"I'm very happy with the excellent service you are providing."

Private landlord

"I would have no problem in recommending the service you provide to other agents and tenants alike. A really effective way of helping with tenants that do not quite fit agents' criteria who had nowhere else to turn unless had a guarantor which you guys effectively are."

Private letting agent

Tenant Testimonials

'Honestly Stephanie hand on my heart I'd be more than happy to help as my kind words are honest and considering this is my first time dealing with everything on my own since having you on board & your firm I've felt nothing but satisfied & at ease with all your help, you haven't left me stranded always been at the other end of the phone for support or help and I couldn't be more grateful so honestly.'

'Hi Sharon, I really appreciate all the help and support you and your colleagues have given me with this move.'

Thank you so much for all your help over the matters whilst I have been poorly with Covid, the Vineyards/ Storehouse had been a God send for us and we really appreciate everything you ladies at Babergh Council have done for us.'

- CSL tenant.

'Hi Alison, Well without your help, where would people like me be? Your job must also be a stressful one, and many like myself will be so grateful. So thank you. Jacqui.'

- CSL tenant.



Central **Suffolk** Lettings

What to do next?

Contact us

To discuss any of the services we can offer you and to find out more information please contact us:

Central Suffolk Lettings Partnership

Email: landlords@baberghmidsuffolk.gov.uk

Call: 01449 724977 / 07926067314

Visit: www.centralsuffolklettings.co.uk for more information

Useful links:

www.gov.uk/private-renting

www.babergh.gov.uk/housing/private-sector-housing-grants

www.midsuffolk.gov.uk/housing/private-sector-housing-grants

www.easternlandlords.org.uk

www.nrla.org.uk

www.houses4homes.org





Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

www.centralsuffolklettings.co.uk