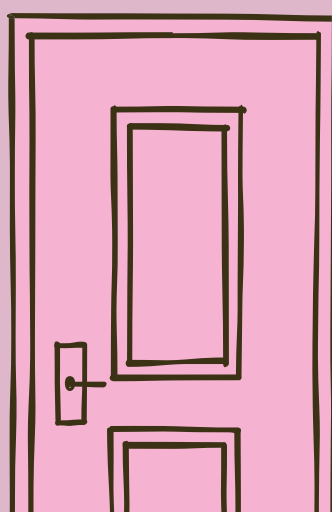
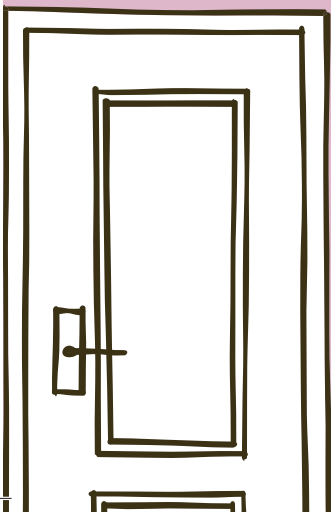


Central
Suffolk
Lettings

Information for Landlords



Our Offer

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

We provide a **rent guarantee indemnity service** to all private sector landlords with a property to rent out.

We offer a comprehensive range of property management services free of charge for you whilst your property is on the Indemnity scheme.

Benefits of letting your property with us on the Rent Guarantee Indemnity Scheme

Guaranteed rent arrears payment for the term of the tenancy*

The Rent Guarantee Indemnity Scheme protects private landlords from rent arrears throughout the length of the contract – it acts in a similar way to a guarantor.

Cash incentive - For each property you place with us through the Rent Guarantee Scheme we will give you a one-off cash incentive – rates vary.

Compliance checks - we will ensure that as a landlord you are fully compliant with all the relevant legislation before taking your property onto the Indemnity scheme and provide you with a proof of compliance record.

Administering of all tenancy set up documentation - this includes preparing your tenancy agreement, carrying out a right to rent and issuing all prescribed documents to your tenant.

Tenant find process - Any tenant nominated for your property will have completed an affordability assessment and provided verified employer and/or character references. We work closely with landlords to ensure tenants are suitable for the property and tenancy offered. While the households we support have an identified housing need, our pre tenancy checks are careful and considered, with a strong focus on stability and sustainability

Deposit bond - We provide a 5 week deposit bond which lasts the length of the tenancy with no cash to register and a straight forward claims process at the end.

Inventory and check out inspections - We will carry out an inventory at the start of the tenancy and a check out inspection when it ends.

Repairs reporting - We can offer a repairs reporting process when your property is on the scheme.

Rent Increases - We can assist you and administer rent increases on your behalf.

3 month inspection - We will carry out a 3 month inspection of your property to check all is going well with the tenancy.



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 - As part of our service to you as a landlord we offer housing advice throughout your letting experience with us.



Landlords Quick Checklist

To legally let your property you will need:

- An Assured Periodic Tenancy Agreement
- To have completed a Right to Rent check
- Registered your tenants deposit or issued a deposit bond agreement
- A valid current Gas Safety Certificate
- A valid Electrical Safety Certificate
- A valid Energy Performance Certificate of E or above (Landlords should be working to a rating of C and above)
- Be part of a Government approved Ombudsman
- Registered your property on the Government property database



Central
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Lettings

LANDLORD INTEREST FORM





Central
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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
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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?	
What date will the property be available?		Pre-paid meter?	
Is the property mortgaged?			

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.

'Last year I found myself homeless after I split with my fiancée after a 10-year relationship. I moved closer to be nearer to my 2 daughter's families from Nottingham to Sudbury, Great Cornard. I contacted the local authorities and they managed to find accommodation via Suffolk Lettings with a private landlord in a shared house. At the time I was working part time and I managed to find a new full-time job in the local area and over a year later I am able to purchase a flat with a mortgage till I am 80 years old.'

I would just like to thank the local council Mid Suffolk and Babergh Council and Central Suffolk Lettings for helping me to be able to get myself back on my feet and move forward with my life.'

- CSL tenant in House of multiple occupation (HMO)



Central
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Lettings

What to do next?

Contact us

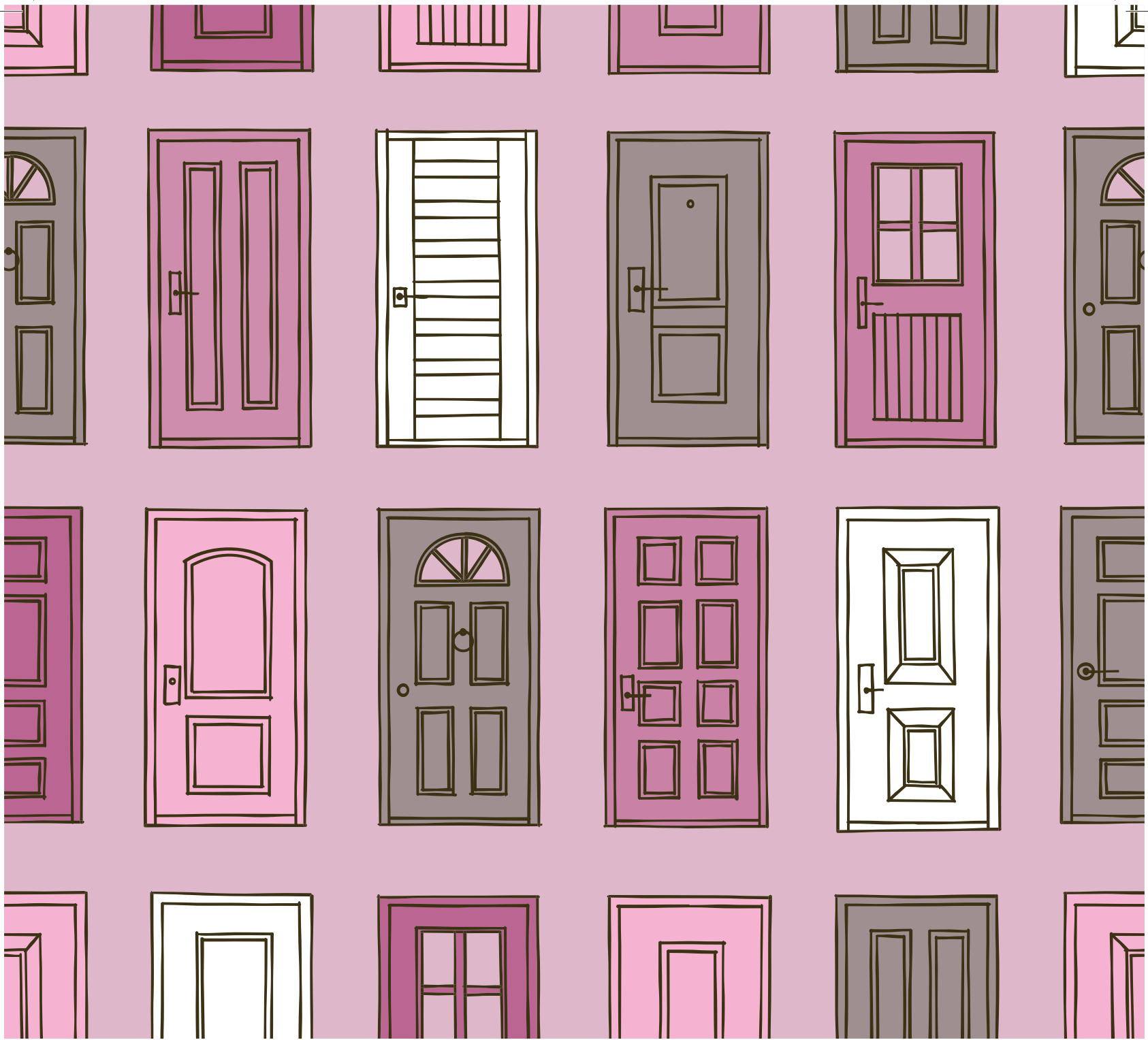
To discuss any of the services we can offer you and to find out more information please contact us:

Central Suffolk Lettings Partnership

Email: landlords@babberghmidsuffolk.gov.uk

Call: 01449 724977 / 07926067314

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



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

Telephone: (0300) 1234 000

www.centralsuffolklettings.co.uk