



# Lead Tenancy Scheme

A partnership between East Dunbartonshire Council and private sector landlords

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**Homelessness is an issue faced by many ordinary households all over Britain. The two main causes of homelessness in East Dunbartonshire are relationship breakdowns and relatives being unable to continue to accommodate.**

During 2015/16 there were 427 households in East Dunbartonshire who were officially assessed as being 'homeless'. In many of these cases, East Dunbartonshire Council arranged temporary accommodation while they waited for an offer of permanent accommodation. The Council has a chronic shortage of housing stock and those in temporary accommodation can expect to wait for up to three years (in some areas) before suitable, permanent accommodation becomes available.

Legislation introduced by the Scottish Government limited the type of accommodation that we can use to house families with dependant children, thus increasing the difficulties that local authorities across the country have in re-housing homeless households. Similarly the Right to Buy legislation has reduced Council stock. Currently East Dunbartonshire Council's total stock amounts to approximately 3,500 properties.

Therefore owing to the high demand for temporary accommodation and the chronic shortage of local authority accommodation, East Dunbartonshire Council has established alternative accommodaton options.

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## A solution?

East Dunbartonshire Council will lease properties from private sector landlords and then sub-let to those who require temporary accommodation, until permanent accommodation can be found.

### What can East Dunbartonshire Council offer a landlord?

- A three-year lease agreement with the possibility of extending.
- Guaranteed income for the period of the lease.
- All general maintenance and repairs are carried out.

### What can a landlord offer East Dunbartonshire Council?

- Unfurnished 1 - 4 bedroom properties within the East Dunbartonshire boundary.

## What next?

Landlords should contact the Council with details of the property they wish to offer. If it is in a suitable location, we will arrange for a survey inspection and Electrical Installation Condition Report (the cost of which to be met by the landlord) to be carried out. You would then need to provide the following paperwork:

- If there is a lender, confirmation that they are aware that the property is being let/sub-let.
- Buildings Insurance. The insurer must indicate that they are aware that the property is being let/sub-let.
- Gas Safety Certificate from a Gas Safe registered plumber. All installations/appliances must comply with current Gas Safety (Installation & Use) Regulations 1996.
- A Central Heating Maintenance Contract with a Gas Safe registered or NICEIC/SELECT-approved firm (if gas central heating, this should include the annual Gas Safety Certificate).
- Details of who supplies the utilities
- Legionella Risk Assessment
- Energy Performance Certificate

## The following health and safety measures will also need to be in place:

- Mains-wired smoke and heat detectors.
- Battery-operated carbon monoxide detectors.
- Window locks and child safety catches fitted to all windows.
- Properties to be unfurnished (except for floor, wall and window coverings and any integrated white/kitchen goods).

Once any required work has been carried out and all the correct paperwork is in place, a lease can be signed with our Legal Department. After that, general and tenancy maintenance becomes East Dunbartonshire Council's responsibility.

### If you require any further information, please contact:

#### The Lead Tenancy and Rent Deposit Assistant

#### Homelessness Team

11 - 17 Kerr Street,

Kirkintilloch, G66 1LF

Tel: 0141 578 2161

This document can be provided in large print, Braille or on CD and can be translated into different community languages. Contact Communications at: East Dunbartonshire Council, tel: **0300 123 4510**.

本文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510。

Gabhaidh an sgrìobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòn gu 0300 123 4510

असुरोध करने पर यह दस्तावेज हिन्दी में भाषांतरित किया जा सकता है। कृपया 0300 123 4510 पर फोन कीजिए।

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੰਗ ਕਰਨ ਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0300 123 4510 ਫੋਨ ਕਰੋ।

اس دستاویز کا درخواست کرنے پر (اردو) زبان میں ترجمہ کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

For all general enquiries, contact the Council's switchboard on **0300 123 4510**

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