



## Private landlords and the prevention of homelessness

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# Context

- Accessing the large private rented sector in Edinburgh
- City of Edinburgh Council Tender October 2008
- Focus on Preventing Homelessness
- Multiple Lots for a comprehensive range of services
- Requirement for a service which assists households to enter the private rented sector

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# Orchard & Shipman

- UK wide property service group
- Private Sector Leasing Contracts – 3000 units
- Residential Lettings, Sales and Commercial Property Services in  
Thames Valley
- Combination of experience
- Understanding of both social and private markets

# Securing Private Sector Housing

Service to provide access to Private Sector Housing for up to 300 households per year:



**Housing Advice and Information**

**Comprehensive tenancy management**

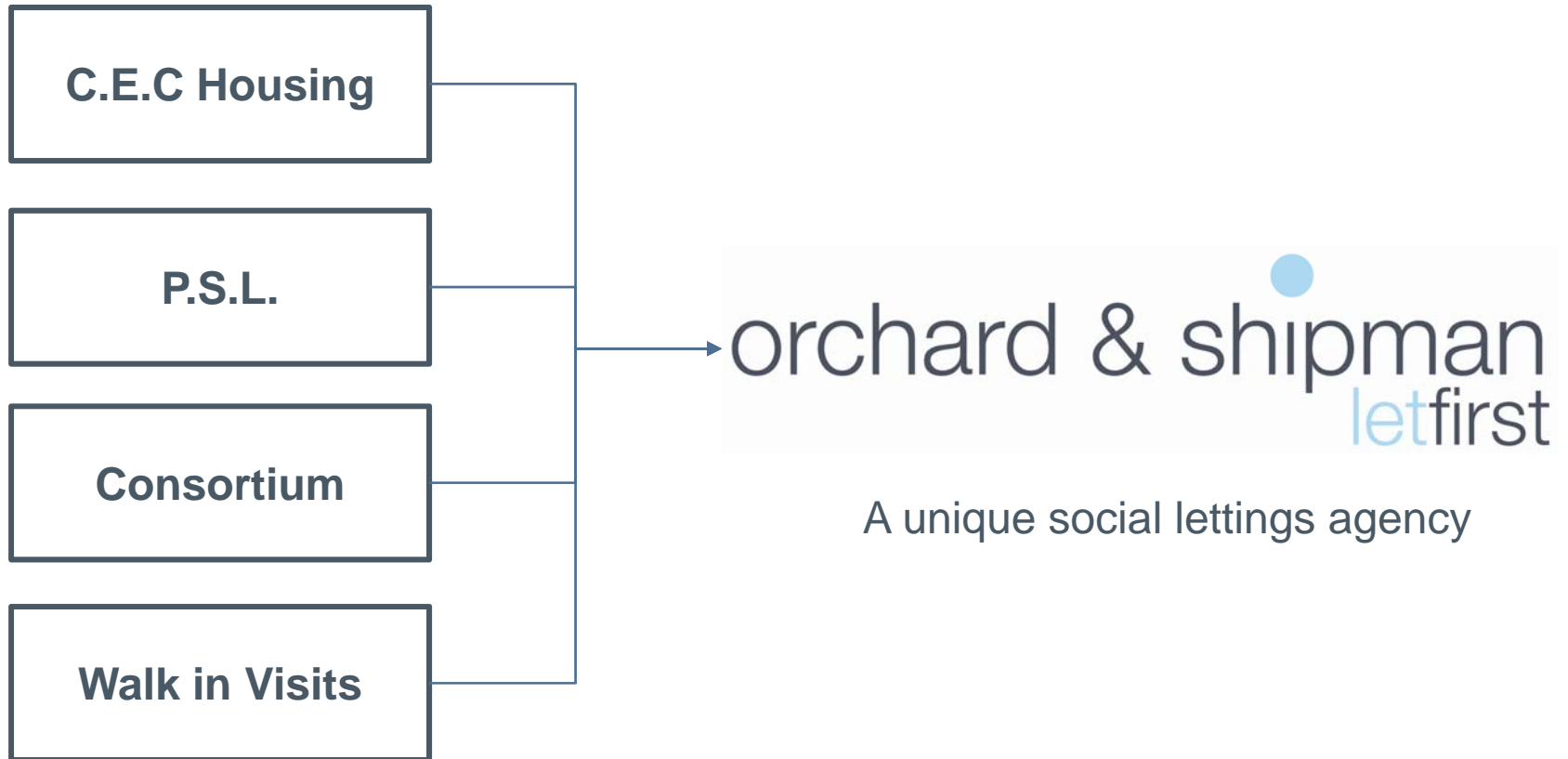
**Fully managed service for landlords  
Guaranteed Rents (6 months)**

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# Advice and Information Service

- Referral / Walk In
- Criteria for Access
- Person centred interview to determine suitable housing options
- Tenant / Property Matching
- Suitable Let / Alternative Option

# Advice and Information Service - referrals



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# Professional Lettings Service

- Matching of customers' property requirements and area preferences
- Accompanied viewings
- Full explanation of private letting and tenancy agreement arrangements
- Advice on rent and Housing Benefit
- Support arrangements discussed and arranged (where applicable)
- Capital Credit Union Savings Scheme

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# Tenancy Management Service for Tenants and Landlords

- Bi-Monthly visits to ensure tenancy sustainment and property condition
- Property Maintenance Service
- Rent Collection
- Access to advice and information during period of tenancy
  - welfare and benefits
  - tenant's finance
  - employment
  - savings
- Signposting to other consortium providers and other suitable support

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# Performance

- As at 12<sup>th</sup> June 2009:
  - 203 referrals received
  - all customers invited in for interview
  - over 40 properties signed up to LetFirst service
  - tenancies starting as customers complete assessments

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# Conclusion

- City of Edinburgh Council focus on prevention of homelessness
- Orchard & Shipman's unique experience
- LetFirst provides Housing Advice and Information
- Removes barriers to entry to private rented sector
- Comprehensive tenancy management service