



Private landlords and the prevention of homelessness

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Orchard & Shipman

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

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

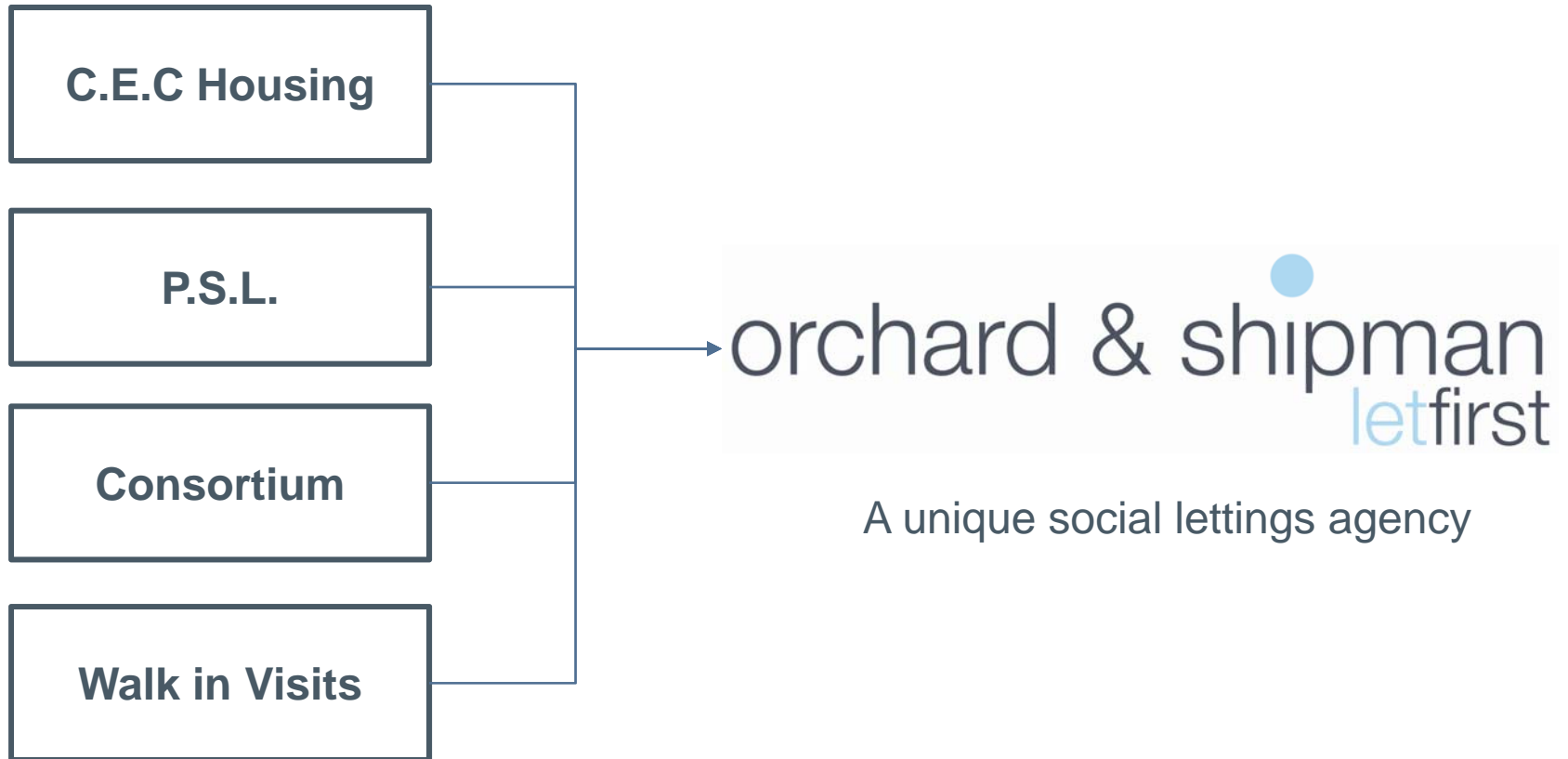
Comprehensive tenancy management

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

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



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

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

Performance

- As at 12th 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

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