



Broxbourne's Local Lettings Service

Simple Lets



Overview of Simple Lets

- The scheme is to make the entire process of letting properties in conjunction with the Council's homelessness team, much more streamlined, effective and efficient
- The emphasis is on service, communication, advice and support
- Our objective is to retain landlords and agents by forging mutually beneficial working relationships

Simple Lets – What's on Offer



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Simple Lets – What's on Offer

- Tenants ready to move at short notice
- No Letting Fees
- Landlord guidance, incorporating information on current legislation, H&S requirements.
- In the event of Landlords or Tenants not having access to printer we will post documents.



Simple Lets – What's on Offer

- Early intervention work in partnership with the Financial Inclusion Team, the Community Safety Team and Environmental Health to attempt to resolve any issues as early as possible.
- If notice is served, the council will offer to move tenants at the expiry of the notice rather than insist on a court order, most Councils do not do this! 
- Assistance with deposit disputes that may arise at the end of the tenancy 
- Support worker available to tenants if required, via our Floating Support Team

Simple Lets – An Update

- A tenant moved in via Simple Lets on 16th January 2012 and remains there today
- There are currently 555 families housed via the scheme to date
- Of these, 30% have been placed out of Broxbourne Borough.
- In view of the current rents level in Broxbourne, it is likely that this figure will increase as we are forced to find affordable accommodation in less expensive areas



Simple Lets – Universal Credit

- Universal Credit – this is where the DWP pay the tenant all their benefits directly, on a monthly basis (gone are the fortnightly payments). All new Universal Credit claimants can apply for an advance from the start of their claim that can be used to help pay rent and bills
- If you have tenants who may struggle to pay their rent or are in rent arrears, you can apply for their housing costs to be paid to you directly from the start of the claim.
- They will need a bank account for their Universal Credit payments, and having a direct debit or standing order set up may help them make sure their rent payments are made on time.

Simple Lets Survey

Have Your Say

- Satisfaction survey for landlords and agents to help Broxbourne Council improve the Simple lets scheme
- Let us know the challenges faced when letting your property
- Your views and experiences on the Simple lets scheme
- Any recommendations to help improve the scheme that will make it work well for you
- Surveys have been handed out, please complete and hand in
- The surveys are also available on the Council's website, click on Housing then Simple lets Scheme and scroll down
- The survey is likely to take 5-10 minutes to complete

SIMPLE LETS

Any Questions?

Contact Details

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