



Making London your home...

RHP SERVICES: GUARANTEED RENT SCHEME SERVICE AND STANDARDS

Guaranteed Rental Income for Landlords

Signing up to RHP Services' Guaranteed Rent Scheme will give you a regular fixed monthly income from your property.

We can offer this scheme because RHP Services is one of a small number of organisations that have contracts with local authorities (councils) to provide them with residential accommodation. We get paid directly by the councils who place households with us, so do not have to rely on the occupants of the property paying rent before we can pay you.

Other Benefits of the Guaranteed Rent Scheme

When you sign a property on to RHP Services' Guaranteed Rent Scheme we will carry out the day-to-day management of the property including:

- a full **tenancy management** service - we will deal with all aspects of letting the property and all tenants' enquiries;
- a **property management** service that includes maintaining the interior decorative condition of the dwelling - we have a property maintenance team that will carry out basic day to day maintenance as part of the contract.

Scheme Requirements 1 – Property Quality Standard

Your property must be to the **Decent Homes Standard** of structural and decorative order before we take it on under this scheme.

RHP Services will carry out a no obligation and no fee **Property Inspection and Rental Valuation** of your property and inform you in writing of the work required to bring it up to the required standard. We can arrange for this work to be carried out by our in house team or affiliated contractors.

Scheme Requirements 2 – Documents

We also require some paperwork from you for each property on the scheme. This includes:

- **Proof of Ownership** - purchase completion statement or land registry document;
- **Permission to Let** - some banks and building societies require you to get their permission before you rent out homes with mortgages;
- **Building Insurance** - this must be kept up to date throughout the contract with us (you are not required to have contents insurance);
- **Energy Performance Certificate** – this is a legal requirement
- **Electrical Safety Certificate** - this must be less than five years old

- **Gas Safety Certificate** – this must have at least six months left

We can commission any or all the certificates if required.

Landlord's Responsibilities

As property owner you will still be responsible for the repair and upkeep of the fabric of the building – the roof, walls, doors and windows, fixtures and fittings, drainage, space and water heating systems, and the 'white goods' - cooker with hob and oven, fridge, freezer, and washing machine.

You are not required to provide a clothes dryer, dishwasher or microwave oven, but if these appliances are provided - for example if they are built into the kitchen - you will be responsible for the repair and upkeep of these as well.

Additional Services

RHP Services can offer you a cost effective furnishing and property maintenance service that takes care the landlord's responsibilities for you.

RHP Services can supply a full **furniture** pack and white goods at the start of the tenancy. We will be responsible for maintaining the furniture for the duration of the guaranteed rent contract with us, and the white goods will be new with a one year manufacturers' warranty.

We can also provide a **property maintenance** service, carrying out all the repairs that are the responsibility of the landlord. We will agree all works with you before they are carried out, and can deduct the cost from rent payments. We will provide you with receipts for the work if required, for example if you need to recover the cost from your insurer. This is a particularly useful service for landlords who are based abroad and could find it difficult to organise and carry out repairs themselves.

If you have any questions about the RHP Guaranteed Rent scheme please contact us and we will be happy to help, or book a free no obligation **Property Inspection and Rental Valuation**.

Advantages over private renting

We believe that our guaranteed rent scheme gives you exceptional value for money. These are some of the things you will have to do if you rent out your home privately that you will not have to do if you with our guaranteed rent scheme:-

References and Guarantors: It is advisable to get and check references from previous landlords and the tenant's employer, as well as a guarantor for rent payment.

Tenancy Agreement: You must make sure you have a signed tenancy agreement in a form that is acceptable in law.

Rent Deposit Protection Schemes: If you receive a deposit you are required by law to put it in an approved tenancy deposit protection scheme within 14 days of receipt. At the end of the tenancy you have to apply to the scheme if you want to retain any of the deposit to cover the cost of repairs etc. The schemes tend to favour tenants over landlords.

Rent Collection: You may have to chase tenants for rent payments. This can be time consuming and stressful when the tenant is being difficult about paying rent.

Rent Arrears: You cannot start legal action to evict a tenant and recover rent arrears until they are eight weeks in arrears. It can then take up to four months to get possession, leaving you with up to six months rent arrears and legal costs. Quite frequently it is not possible to recover rent arrears and costs from the tenant, even with a court order.

Insurance: You can take out insurance against non payment of rent. Insurance companies offer various schemes for private and buy-to-let landlords.

Tenancy Management: Many tenants will call you at any time of day or night whenever anything needs doing to the property, from replacing lost keys to repairing boilers, and you have a legal duty to deal with the problem within a reasonable time.

Eviction: It can take up to six months and cost a significant amount in legal costs to get possession through the correct legal process. If you do not follow the correct process to gain possession the tenant can claim significant damages against you.

You can download a copy of our [Information for Landlords brochure](#) and our [Guide to Renting for Landlords brochure](#), or check out our comprehensive [Information for Landlords](#) document on our website for more information on the requirements for renting your property.