

Bedford Borough Council Rent Deposit Scheme

15th September 2025

Working With Us - Our Aims

▶ As we know, the UK is currently experiencing a substantive housing crisis, with an estimated deficit of 4.3 million homes, which has only increased homelessness levels nationally, with a 14% increase in homeless families and individuals since December 2023.

▶ Bedford is no exception, with residents requiring advice, assistance and temporary accommodation at increasing rates. The shortfall in suitable properties means our customers face the reality of living with no permanent, suitable property to call home for lengthy periods of time.

▶ Given that the demand far outweighs the supply, we are looking to find creative, affordable and most importantly, suitable options for the customers we serve. Part of this, is working with local landlords, to provide our customers with homes and build strong partnerships.



What We Can Offer



▶ To build these strong partnerships, it's important to outline what we can do for you:

- ▶ Free, impartial advice
- ▶ Tenancy deposit scheme - up to a maximum of five weeks rent
- ▶ A detailed property check in/check out procedure
- ▶ Free tenant introduction service
- ▶ All viewings and tenancy signings completed by our officers, with copies provided after sign-up
- ▶ A pet bond - up to a maximum of £400, payable at the end of the tenancy following our check out inspection
- ▶ Rent in advance, paid after sign-up
- ▶ No fee's
- ▶ Generous monetary incentives for coming on board with our scheme
- ▶ We do not offer a tenancy management service

Our Incentives

- ▶ We provide generous incentives, assessed on a case-by-case basis for each property that we take on to the rent deposit scheme. For example:
- ▶ We have offered an incentive of £1800 for a one-bedroom property taken onto our scheme, which has been successfully let to one of our customers who is now thriving in their new home and conducting their tenancy well
- ▶ We have also offered a £2800 incentive for a three-bedroom property to a large family, requiring urgent rehousing
- ▶ When we complete a compliance check, we will be able to agree an incentive and discuss in further detail
- ▶ All incentives are paid after the tenancy agreement has been signed



What We Need From You

▶ Bedford Borough Council are interested in all types of properties to assist with housing our customers. But we need to ensure that these properties are suitable and compliant before we proceed. All properties we take on must:

- ▶ Be HHSRS compliant
- ▶ All relevant safety certificates in place and up to date
- ▶ If applicable, all planning permissions must have been agreed and signed off
- ▶ If applicable, regularisation certificates given and available
- ▶ Repairs fully completed before letting
- ▶ An initial compliancy check from one of our officers be completed before we advertise the property
- ▶ All lettings must be, at minimum, a twelve-month assured shorthold tenancy (AST)
- ▶ There must be no rent increases within the tenancy period
- ▶ Rent levels must be realistic and not far exceed current Local Housing Allowance rates



Any Questions?

- ▶ Jan Hodges and Theresa Trim are on hand 09:00am until 5:00pm Monday to Friday and will be happy to talk with you
- ▶ If you are interested in working with us, please note your contact details on the sheet provided and we will be in touch in due course
- ▶ We're excited to start working together to provide our customers with safe, suitable homes

