



WAKEFIELD RENT DEPOSIT SCHEME

**“Working together for homeless
people”**

Wakefield Rent Deposit Scheme,
3rd Floor, Queens House
Queens Row, Market Street
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Email: info@wrds.org.uk

What is the Wakefield Rent Deposit Scheme?

Wakefield Rent Deposit Scheme (WRDS) helps homeless people to secure private rented housing by providing Landlords with a bond guarantee on their behalf and clients with housing support in their tenancy. We have been working with landlords across the Wakefield District since 1996.

We accept self-referrals as well as referrals from statutory and voluntary agencies.

WRDS is a partnership project whose principal partners are Wakefield MDC and Wakefield Cathedral.

What is a Bond Guarantee?

A Bond Guarantee is a written and legally binding agreement between the Scheme, the Tenant and Landlord. It replaces the upfront cash deposit normally required by Landlords to cover the cost of any damage to their property or rent owed when tenants move out.

If the Landlord finds him or herself facing these types of costs when a tenant leaves, they can make a claim against the bond to recover the money.

What is Housing Support?

Housing Support is the help clients may need to access and maintain a tenancy.

What you can expect from us: -

A confidential service that is both responsive and proactive in terms of private sector tenancy access and support.

Details of our confidentiality; complaints, compliments and comments; equal opportunities and diversity policies are available on request.

Who can get a Bond Guarantee?

If you are:

- Over 18
- Without responsibility for children
- In receipt of benefits or on low income
- Homeless or potentially homeless
- Capable of independent living (with support)

What does WRDS offer you?

If you are all of the above WRDS can:-

- Be a route into private renting and out of homelessness.
- Help with your Housing Benefit and other benefits.
- Make sure that the property you move into meets basic health and safety standards.
- Give you general advice about landlord and tenant matters.
- Provide ongoing housing support

If you are a Landlord WRDS can:

- Provide a guarantee against damage or rent arrears up to £250.
- Assist prompt payment of housing benefit/Local Housing Allowance (LHA).
- Support payment of housing benefit/LHA direct to you from the beginning of the tenancy.
- Find you tenants so that you can avoid the cost of advertising your property.
- Give general advice on landlord and Tenants matters.

How would the WRDS work for you?

- A property becomes available
- Clients come to Queens House to register onto Wakefield Rent Deposit Scheme and we collect information from them. This might include questions around the reasons for your homelessness and if you have any support needs.

- We will help you find and apply for suitable accommodation by looking at your housing options.
- If you decide that private renting is the way forward for you, we will work with you to find an appropriate and affordable vacancy.
- Once you and the landlord have agreed that you both want to go ahead, we will arrange for an officer from the council to inspect the property and to complete an inventory of its contents.
- We will help you and the landlord to complete the paperwork including signing the Bond Agreement and the Tenancy Agreement
- Move into your new accommodation.
- You will have regular arranged visits from a support worker to address your housing support needs.
- Landlords and tenants can contact the scheme for general housing advice.

What you do next?

If you are a landlord or tenant and are interested in getting more information or registering on to the scheme.

Contact:

Wakefield Rent Deposit Scheme,
Queens House, Queens Row
Market Street, Wakefield, WF1 1DF

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Fax: 01924 304557

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Equal opportunities

WRDS is committed to Equal opportunities and aims to ensure that the project provides a service for all members of society, regardless of sex, disability, sexual orientation or religion. The scheme encourages Landlords to follow this policy.