

Rent Deposit Guarantee Scheme - FAQs

How does the scheme work?

- If the rent deposit required on your chosen property is more than the amount of the bond then you will have to pay the difference.
- If you get Housing Benefit and the amount is less than the rent being charged, you will need to be able to show that you can pay the difference or the bond will be refused.
- The Rent Deposit Guarantee Scheme is not an answer to an emergency housing situation as it may take a little while time to process your application.

How do I know a bond or guarantee will be accepted?

You need to start by asking a potential landlord if they would be willing to accept a bond instead of a cash deposit up to the value of £600. Explain that this would still cover them against damage to the property and/or its contents.

What isn't covered?

The deposit will not cover:

- non payment of utilities for example gas, electric and water rates
- rent arrears
- an upfront rent payment (usually 4 weeks, see [crisis loans](#) for more information)
- wear and tear
- deliberate damage or theft not caused by you unless you reported it to the police within 48hrs of discovering the damage
- the cost of repairing any items which the Landlord is required by law to maintain
- damage by another resident or visitor
- damage in another tenant's property
- damage in communal areas
- any property that is not listed on the agreed, or later added to, inventory.

What happens when I have found a property?

- Once you have been accepted on to the scheme, found the place you want to rent and the landlord has agreed to receive a Rent Deposit Guarantee Bond instead of cash, you will need to contact us again.
- We will then tell you if you are entitled to a [Local Housing Allowance](#). You can then best work out if you can afford the tenancy.
- If you need to find any shortfall, there is the risk that you may not be eligible for a bond unless you can prove to us that you can afford to make the full rent payments. You will also be required to sign a repayment agreement.
- Any rent payable is your responsibility and not that of Wolverhampton City Council; you must ensure that you meet this cost.
- A member of the Housing Options team will meet you and the landlord at the property and checks will be made to ensure the property is fit and safe.

- If it's not fit or up to the safety standard we require, your landlord will be asked to put things right and the bond will not be issued until he/she has done so.
- If the landlord is not willing to make the necessary changes to the property, the search will have to begin again
- We will then complete an inventory and take photographs to prove the condition of the property and contents which will be signed by all parties and it will be used as evidence should a claim be made against the bond.
- You and your landlord will complete the tenancy agreement and go through your responsibilities as the tenant.
- The bond will be signed by all parties, a claim for housing benefits made will be completed and you will need to agree that the rent is paid directly to the landlord.
- You will then be able to move into your property.
- The bond will become void if you move into the property before it is agreed and issued

What happens if my tenancy ends?

During your tenancy you will be encouraged to save £5 per week under the Super Save Scheme so that if your tenancy ends, you will have a deposit to use for a new tenancy instead of applying for a further bond. You will be given you an application to join [Wolverhampton Credit Union](#) during the Rent Deposit Guarantee Scheme process.

You can also use these savings if a claim is made at the end of your tenancy and the claim is agreed by us.