

If there are damages or arrears the deposit you get back will be the amount you gave minus any cost of repairs and arrears.

Who is eligible?

The prospective tenant must be homeless or threatened with homelessness.

All applicants must be:

- Aged 18 to 65
- On low income or in receipt of welfare benefits
- Be in housing need or at threat of homelessness
- Have a local connection to the City of Southampton (SO14 – SO19) for the Rent Cash Deposit.

Who is not eligible?

- Applicants who have previously acquired a Rent Deposit from SCRDS.
- Applicants with certain category criminal offences
- Other reasons that may jeopardise access to a tenancy.



For further information please Contact:

Southampton Churches Rent Deposit Scheme
Avenue St. Andrew's URC
The Avenue (Opposite Northlands Road)
Southampton SO17 1XQ

Tel: 023 8090 4529 (24hr Answerphone)

Email: rentscheme@asaurc.org.uk

Online Information is available online at:
www.southamptonrentdepositscheme.org.uk

**Opening Times: Tuesday 9.30am – 2.00pm
Thursday 9.30am – 2.00pm**



**Are you homeless or at
risk of homelessness?**

**Do you need help and
support funding private
rented accommodation?**

**Are you looking for advice
and information to access
the private rented sector?**



**We can help
you.....**

Registered Charity No. 1114164

Southampton Churches Rent Deposit Scheme (SCRDS)

SCRDS was set up in 1997 by the churches in the centre of Southampton. The scheme tries to help people on low income or in receipt of welfare benefits who need funding to gain access to the privately rented accommodation in the City of Southampton.

How does the scheme work?

Prospective tenants are encouraged to contact the office by telephone or email to make an appointment to see the Housing Advice Officers.

Housing Advice Officers will provide comprehensive housing advice, and advocacy on all matters relating to finding and funding private rented accommodation.

During the appointment process a decision will be made as to what help the scheme can provide. This might be an offer of a rent deposit bond or of cash assistance.

It **cannot be guaranteed** that SCRDS, will have available funding at the time of application. This is due to our charity status and our limited funding.

SCRDS: Rent Cash Deposit & Rent Deposit Bond

Landlords of privately rented accommodation often require a deposit and rent in advance, before they agree to offer a tenancy. The deposit covers the cost of any damages or rent arrears to the property whilst the tenant is living there. The deposit and rent in advance are both equivalent to a maximum of one month's rent. SCRDS assists people gain access to the private rented sector.

SCRDS operates two schemes:

Rent Deposit Bonds: These are written guarantees where no money is provided to the landlord at the start of a tenancy. The rent bond agreement confirms SCRDS will pay a landlord for agreed damages, up to the agreed bond value should a genuine claim be made by the landlord, during the period of the bond. Rent Bond applies to Southampton City and near surrounding area.

How long is the Rent Deposit Bond Contract?

6 months

What does the Rent Deposit Bond Cover?

Damage caused by the tenant.

What is not covered by the Rent Deposit Bond?

- Normal cleaning costs
- Damage to communal areas (shared HMO)
- Criminal Damage
- Items not on the landlord's inventory or covered by household insurance
- Please note this does not include rent arrears or non-payment of utilities.

The expectation is that at the end of the Assured Shorthold Tenancy the tenant will have saved enough money to replace the Rent Deposit Bond with a Cash Deposit payable to the landlord, if the tenant wishes to extend the initial six months agreement. Rent Deposit Bonds *do not* have to be registered with a Government Tenancy Deposit Protection Scheme

Rent Cash Deposits: Landlords usually require a security rent cash deposit which they retain until the end of a tenancy as protection against damage or arrears. We may offer a rent cash deposit. This is paid direct to a landlord. However, this is wholly dependent on availability of funds, priority need and only to those applicants with a local connection to the City of Southampton.

Rent Cash Deposits paid to your landlord, must be protected with a **Government Tenancy Deposit Protection Scheme**. This applies if you have an Assured Shorthold Tenancy. The vast majority of private sector tenancies will have this tenancy type.