



FIRST RUNG

“Working together for homeless people”

Wakefield Rent Deposit Scheme,
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Tel: 01924 304575

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What is the Wakefield Rent Deposit Scheme?

Wakefield Rent Deposit Scheme (WRDS) is a project that helps single homeless people to secure private rented housing and has been working with landlords across the Wakefield district since 1996.

What is First Rung?

First Rung is a project within WRDS developed specifically to help single people aged 16 - 24 years old to secure private rented housing.

This is a partnership project between WRDS and Wakefield MDC.

Who can get help from First Rung?

If you are:

- Single aged 16 - 24
- Without responsibility for children
- In receipt of benefits
- Homeless or potentially homeless
- Capable of independent living (with support)

AND nominated by Wakefield Council

What does First Rung offer clients?

If you are all of the above First Rung 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 standards
- Give you general advice about landlord and tenant matters
- Provide ongoing Housing Support

What does First Rung offer landlords?

- A “Finders Fee” of £300 per tenancy
- A Bond Guarantee against damage and rent arrears up to an agreed amount
- Up to £1300 Rent Guarantee for our under 18s
- Assistance with prompt payment of Local Housing Allowance (Housing Benefit)
- Support for payment of Local Housing Allowance direct to you from the beginning of the tenancy

- Find you tenants so that you can avoid the cost of advertising your property
- Provide ongoing Housing Management Support

How does First Rung work?

- A property is offered by a landlord
- Nominations are made from Wakefield Council for clients who meet the criteria
- Clients attend an interview where they are asked questions around the reasons for their homelessness and their housing and support needs. These are assessed and a housing support package agreed.
- Once the landlord has agreed that they want to go ahead, we will arrange for an officer from the council to visit the property and complete an inventory of its contents
- Once a client is accepted onto the scheme we will contact the landlord and arrange for them to view the property
- We will help the landlord and the prospective tenant to complete the paper work including the signing of the Bond Agreement and the Tenancy Agreement
- Arrangements made for landlords to receive their Finders Fee when the Tenancy Agreement is signed
- The tenancy begins and the client moves into their new home
- The new tenant will have regular arranged visits from a support worker to address the housing support needs identified earlier. These might include issues related to health, housing, finances, vocational and independent living skills
- Landlords can contact the scheme for Housing Management Support

What is a Bond Guarantee?

The 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 rent and/or damage guarantee to recover the money up to an agreed amount.

What is a Finders Fee?

This is a one off payment made to landlords when a new "First Rung" tenancy is signed.

What is a rent guarantee?

This is a payment that landlords receive if a tenancy ends and leaves a landlord with rent arrears.

What is Housing Support?

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

What is Housing Management Support?

This is the help that some landlords might need to manage 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.

Contact:

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Fax: 01924 304557

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Equal opportunities

WRDS First Rung 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.