OPENING DOORS



WELCOME TO YOUR FREE LOCAL LETTING AGENCY

OPENING DOORS IS YOUR FREE LOCAL SOCIAL LETTING AGENCY

Run by Adur & Worthing Councils, we offer you a fee-free way of letting out your property.

We find the tenant, we collect the rent, we do all the paperwork - and all at no cost to you, the landlord. **All it takes is three easy steps...**

ONE

Contact the **Opening Doors** team to discuss your property and requirements with us.

TWO

One of our team will come to visit you at the property and advise on any required repairs and discuss the rent value with you. The agreed rent will be guaranteed for up to two years.

THREE

Once you have agreed to work with us on the scheme, we will find a suitable tenant to view the property with you. If you are happy with the choice of tenant we will arrange a move in date and look after all the paperwork along the way - for free.

From then on you can enjoy all the benefits of **Opening Doors**. No more worrying about rent arrears, no more collecting rent, no more arranging of boring paperwork and no more letting agency fees. We will do all of the hard work for you.

And because we are a local authority service you know that this is a cast iron guarantee.

A LANDLORD'S VIEW

John Michaels* has been a landlord in Southwick for seven years but it is only in the last year or so that he has discovered the benefits of **Opening Doors**.

For him, it is the convenience and guaranteed rent payments which makes this scheme stand out from the rest.

He said: "It's early days because the scheme is in its first year but so far it has worked well for me.

"Working with Adur & Worthing Councils under the **Opening Doors** scheme has been a positive experience. Good tenants make all the difference and I have been pleased with the tenants proposed.

"The guarantees provided by Adur & Worthing over the timely payment of rent is a key distinguishing feature."



*name has been changed

THE ESSENTIAL INFO...

WHAT IS INCLUDED IN THE AGREEMENT?

Opening Doors is free to all landlords using the service.

As part of the contract, we will arrange the tenancy agreement, inventory and service documents for no charge. We will also collect the rent and guarantee that this will be paid every month for up to two years.

Legal assistance is also provided, if and when required. We will assist you with evictions and pay the court costs to recover possession where there are breaches of the tenancy that cannot be resolved.

You will have access to the landlord support service for general advice or if you have difficulties with your tenants.

HOW LONG DOES THE CONTRACT LAST?



You will have two separate contracts: the Assured Shorthold Tenancy (AST) between you and your tenant; and a separate agent agreement between you and Adur & Worthing Councils.

The tenancy agreement will need to have a fixed term of either 6 or 12 months, as requested by the council.

When the fixed term expires the tenancy does not end; it will continue on a rolling monthly basis as a statutory periodic AST until either your tenant gives notice to quit or you seek possession of the property.

WHAT HAPPENS IF THERE IS DAMAGE TO MY PROPERTY?

You will be provided with a Deposit Bond equivalent to 6 weeks' rent that you can claim on at the end of the tenancy if your property is damaged.

If you are aware that your property is not being looked after during the tenancy please contact our landlord support team.

WHAT STANDARD DOES MY PROPERTY NEED TO BE?

All properties must be clean, functional, safe and have a fixed heating system of either gas central heating or night storage heaters on an Economy 7 tariff.

If your property is in a poor state of repair we have grants available of up to £5,000 per home through our Landlord Grant Assistance scheme. Please contact the **Opening Doors** landlord support team for more details.

MY PROPERTY IS NOT IN ADUR OR WORTHING, CAN I STILL SIGN UP?

Yes. Although our aim is to secure properties within Adur and Worthing, we will also consider properties within bordering districts.



01903 221110

openingdoors@adur-worthing.gov.uk

MEET A TENANT

F and P have rented private properties for over a decade. For them, where they live is more than a roof over their head; it is a place to call home.

The couple, and their children, moved into their property six months ago.

Since then, with the blessing of the landlord, they have repainted and refurbished the downstairs of the home. The garden has also been cleared and a new fence and gate installed.

They said: "We're really pleased with the property provided through **Opening Doors**.

"The service from **Opening Doors** has been excellent. They are really responsive and always available to deal with any issues within a few hours.

"With young children it's really important for us that we have somewhere that allows us to grow roots. This home allows us to provide stability and, being in the trades, I don't mind doing some work to improve the place too!"



OPENING DOORS IS YOUR FREE LOCAL RESIDENTIAL LETTING SERVICE

Our Promise To You:

- No fees or commission
- Rent collection, with guaranteed rent for two years*
- Comprehensive landlord and tenancy support service
- Legal assistance and court costs paid by the council*
- We will find you a tenant
- Access to grant assistance for repairs*
- The security of being a local authority service
- Financial support (up to six weeks rent) for property damage
- Full tenancy sign up service including tenancy agreement, inventory, Right to Rent checks and service of documents

To find out how easy and simple this pioneering approach to property is, contact the Opening Doors team today:

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*T&Cs apply. Contact the Opening Doors team for more details

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ADUR & WORTHING COUNCILS