

Private Sector Leasing (PSL) Scheme - Warwickshire

Lee Barrett (Scheme Manager)



Chapter 1 – Our Services

Chapter 1 is a Registered Charity and Registered Social Landlord (RSL) with the Social Enterprise mark. Our main goal is to help people to get housed.

Services:

- Supported Accommodation
- Shared Housing
- Self-contained accommodation
- Floating Support/Outreach Services
- Contact Centres
- Student Hostel with Support
- Social Enterprises
- Private Sector Leasing Schemes

Why are we here?

- ❑ Warwickshire has a need to accommodate single people, couples and families in the local area
- ❑ The market in the private sector is becoming increasingly difficult to manage
- ❑ Without us landlords experience loss of rent, issues with tenants, massive repair bills, fees for re-letting/evictions
- ❑ We have a proven model of Private Sector Leasing in and around the UK and a proven track record of delivering services with added value which are flexible enough to ensure we change lives one by one, not just for the tenant but assist the landlord also
- ❑ We provide landlord with information on up and coming government changes and support them to ensure they stay within the law and best practice
- ❑ We act as a reference for landlords so they can obtain funding to improve their properties
- ❑ This model has been identified as being suitable for Warwickshire's needs

Our PSL Model

How does it work?

- Develops very positive relationships with landlords from sign-up and maintains them
- Assesses each property individually and provides assistance to the landlord when issues arise
- It's not about the money for us.....it's about the people – income for us doesn't get in the way of a decision to take on a property
- Is flexible to a mixed economy and diverse accommodation types whilst managing costs very effectively
- Has a team of dedicated staff acting as landlord liaison officers and tenant assistant co-ordinators
- Has an existing extensive support network that provides tenants with holistic support

Our Response to Warwickshire's Needs



Chapter 1 have worked so far to develop a PSL model for Warwickshire which will:

- Have a structure that works with a variety of different types of properties
- Provide a consistent approach and lowers the risk for landlords
- Take away the 'difficult' bits of letting a property

Chapter 1 has committed development time and personnel to look at:

- ✓ The potential for utilising residual properties already within Warwickshire to kick start the service
- ✓ Initiating links with landlords
- ✓ Having the service operational by mid-Summer 2012

So....what do we do for you?

1. Pay you 12 months rent guaranteed (in advance)
2. Fully manage the property
3. Fully manage the tenant/s
4. Do all reactive repairs
5. Never contact you about anything unless you contact us or a major repair/service is needed

What we would like from you.....



1. Properties!!!! All shapes and sizes!
2. Spread the word to other landlords you know
3. Call us if you are interested and someone will be with you within 7 days to take a look at your property and agree a rent

Call Us.....



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Any Questions?



Over to you!