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## Copeland Borough Council Deposit Guarantee Scheme

Copeland Borough Council's Deposit Guarantee Scheme comes in the form of a bond or guarantee which replaces a deposit with the Tenancy Protection Scheme. The bond or guarantee acts as a deposit to cover any uninsured loss or damage to a property for which the applicant is responsible for. The bond is usually a fixed period between six and twelve months and is normally the equivalent of one month's rent (up to a maximum £500).

### Who can apply?

- Is in housing need - the applicant is homeless or threatened with homelessness within 56 days;
- Has a local connection to the Copeland district;
- Is aged 18 or over;
- Is on a low income (including benefits or employment) therefore does not have the financial means to access private rented accommodation without assistance through the scheme and;
- Client has accessed the scheme before and complied with terms and conditions

### What does it cover?

The guarantee will cover an amount up to the value of one month's rent in respect of:

- Any loss or damage to the property caused by the tenant. The landlord must provide inventory which will be agreed with a representative of Copeland Borough Council and the tenant must also agree and sign.

### What is not covered?

- Normal wear and tear;
- Items that would otherwise be covered by household insurance;
- The scheme does not cover rent payments and applicants will need to be able to pay rent themselves or make a claim for housing costs. In some cases the housing costs won't cover all of the rent, in these cases the tenant will have to pay the shortfall or apply for Discretionary Housing Payments.



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### More Information

- A financial assessment will be carried out to check that the applicant can afford to pay the rent
- Copeland Borough Council will only pay for agreed damages once receipts and invoices have been received. No money is given to the landlord in advance
- Copeland Borough Council does not make any recommendations about the suitability of a tenant
- The guarantee is only available for those renting self-contained accommodation and not supported or sheltered accommodation; and
- If damages to the property amount to more than one month's rents, the landlord would need to take direct action against the tenant to claim these costs.