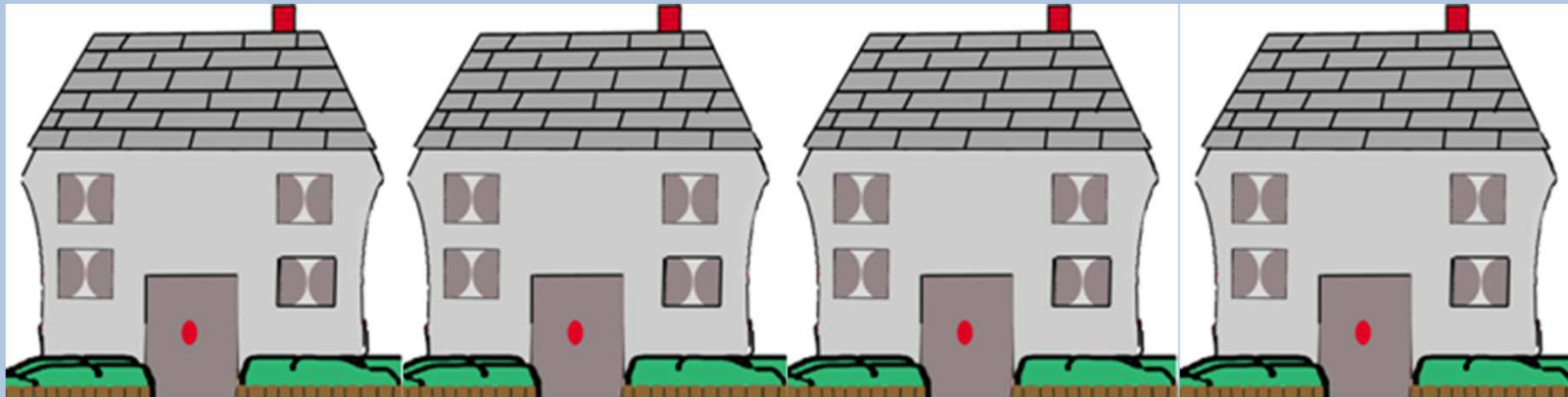


The Introduction of a Social Lettings Agency in Monmouthshire

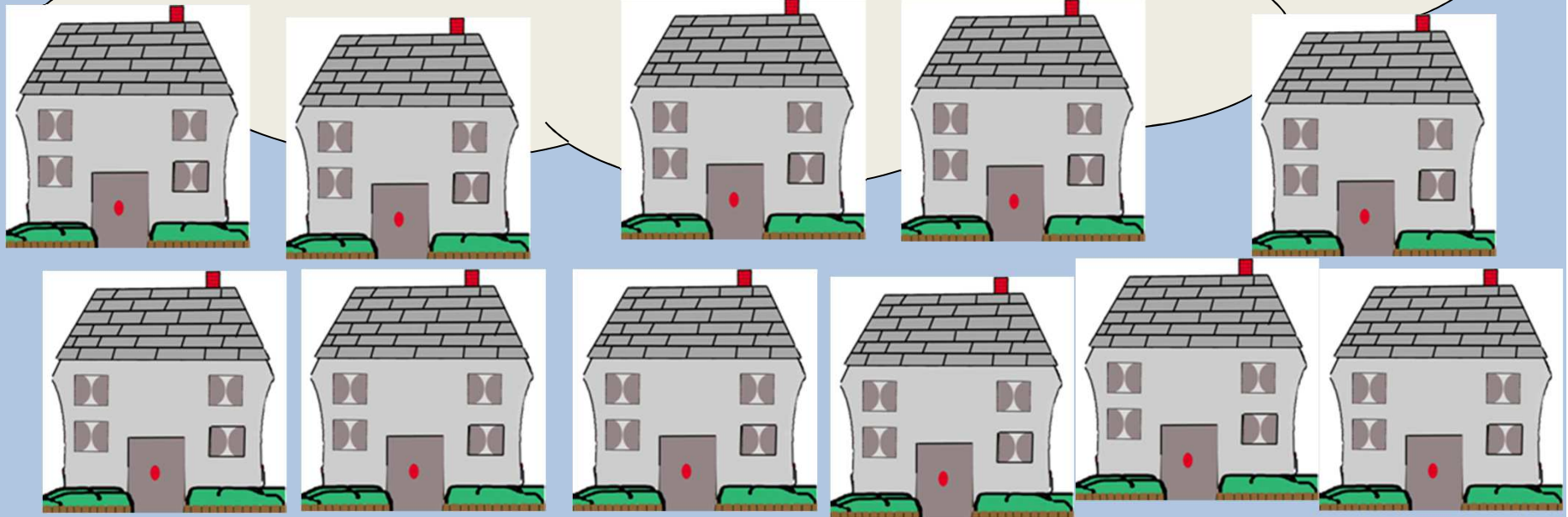


looking after you and your property'

It's Raison D'etre...



To increase the availability of affordable privately rented accommodation in Monmouthshire

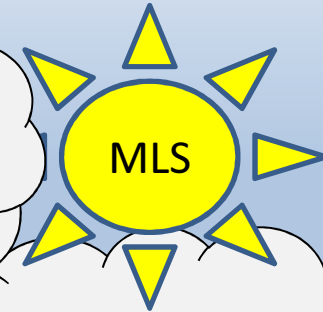


Why?.....

To fulfil statutory duties

To provide affordable & accessible accommodation

To support landlords

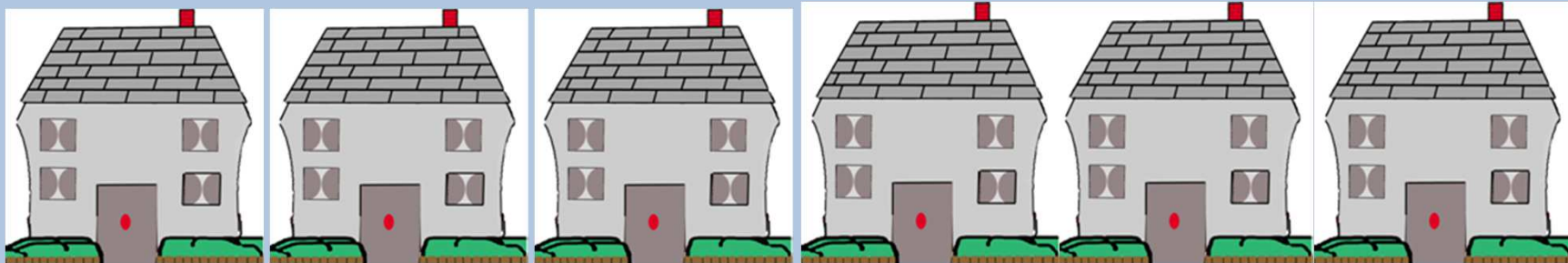


To reduce the use of B & B

To contribute to 'Future Monmouthshire'

To build upon existing services

To brand & Promote



Context and Background....The Challenges

Statutory Duty / Increasing Service Demand

- The Duties under the Housing (Wales) Act 2014
 - To accommodate and prevent homelessness

Reluctant Landlords

- Protect their investment
 - Rental income
 - [Market rent v LHA](#)
 - Property Security
- Worry & Stress
 - Challenging client base
 - No Support - 'Dumping'

Marginalised Client Group

- In receipt of Housing Benefit
 - LHA
- High Market Rents
 - [Market Rent V LHA](#)
- Upfront fees and Costs
 - Admin Fees
 - RIA
 - Deposit/ Bond



monmouthshire
sir fynwy



MONMOUTHSHIRE
LETTING SERVICE

looking after you and your property'

One Solution...Greater Access To The Private Rented Sector

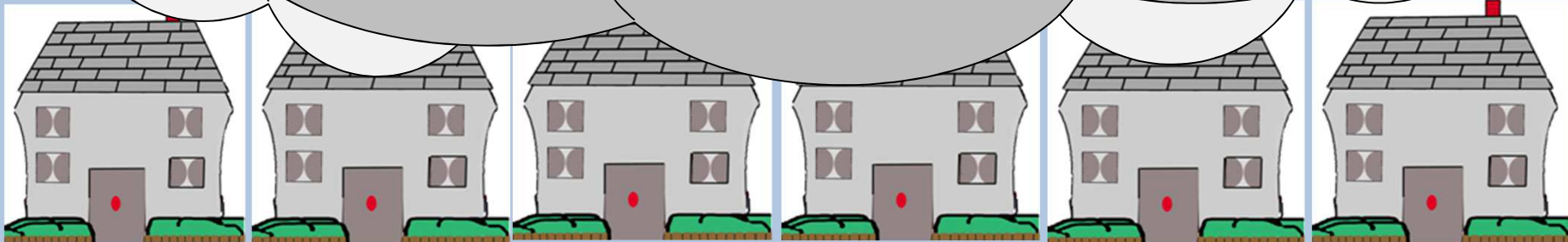


• Growth

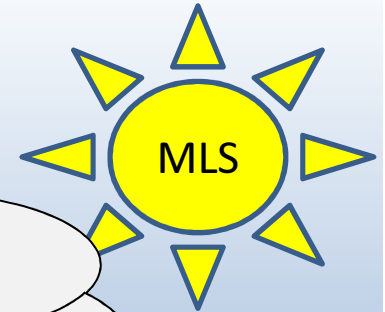
THE CHALLENGES

- Classed as an 'Inactive Market'
- High Market Rents
- Reluctant landlords

es



The How...



Monmouthshire Letting Service (MLS)

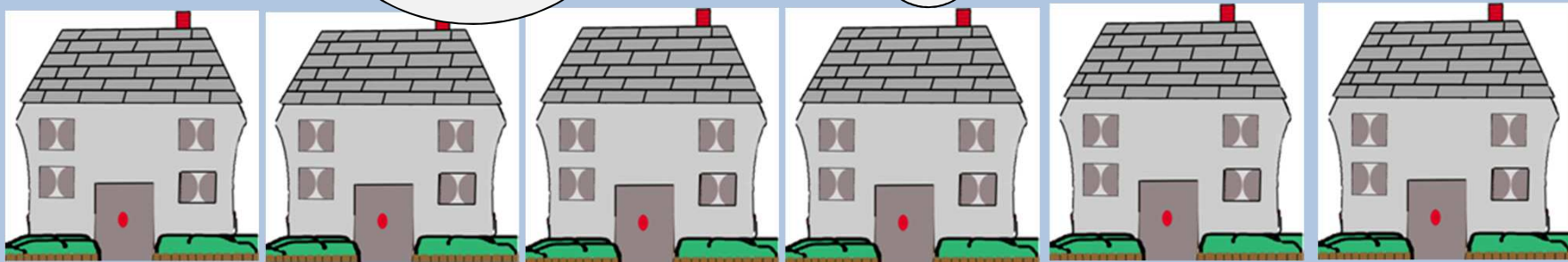
Branding & Packaging: what we currently do

- Advice and Assistance
- Find a Tenant / Tenant Introduction
- Housing Benefit Support
- Tenant Related Support
- Property Management Services
- Landlord Related Services

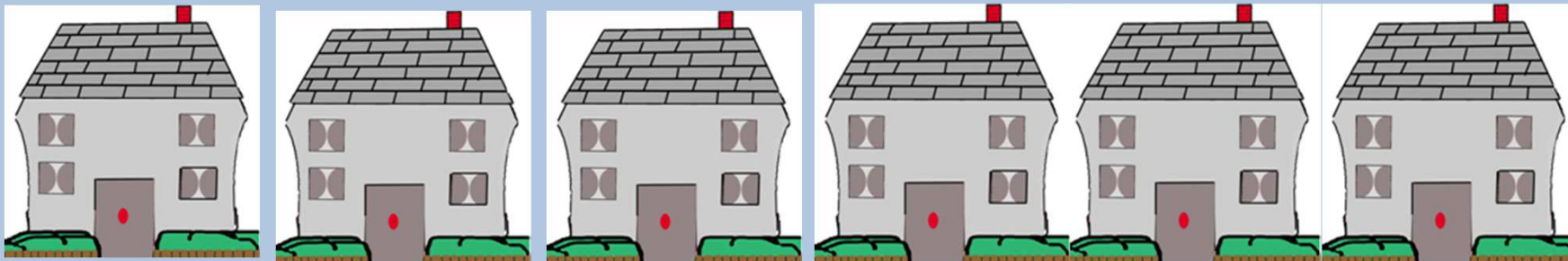
Care & Support

Mitigate Risk

Incentives



Our Offer.....





Any Questions?