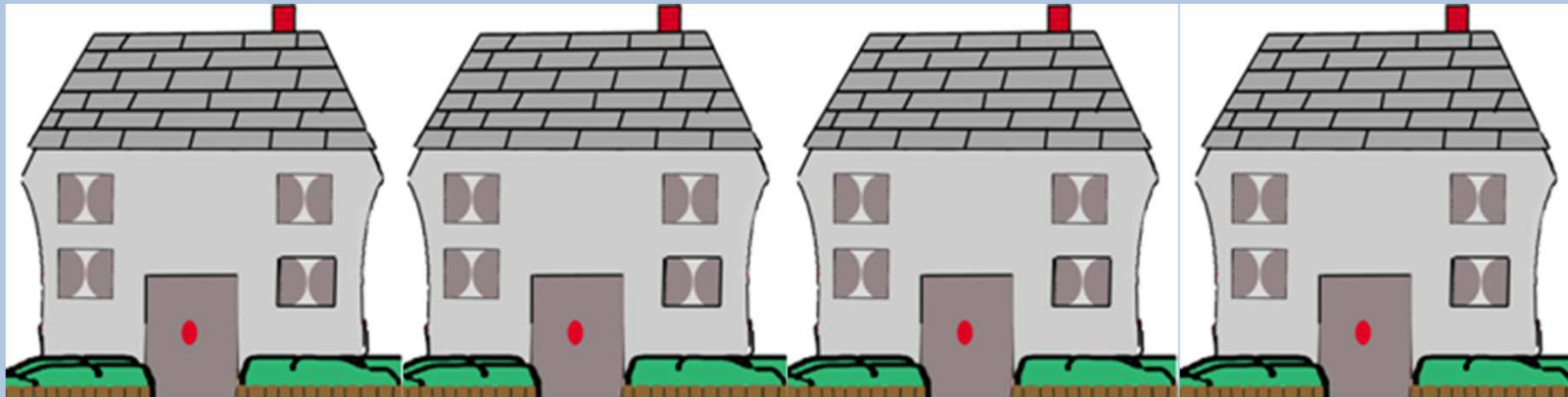


# The Introduction of a Social Lettings Agency in Monmouthshire

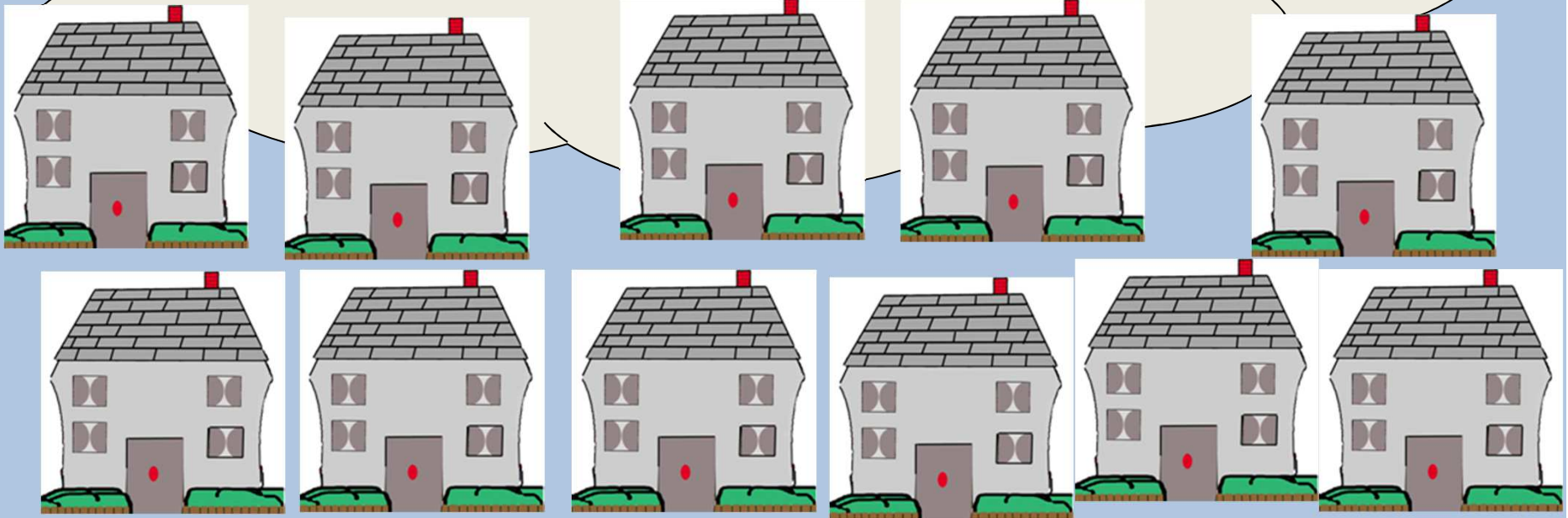


*looking after you and your property'*

# It's Raison D'etre...



To increase the availability of affordable privately rented accommodation in Monmouthshire

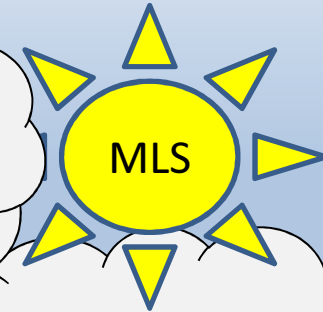


# Why?.....

To fulfil statutory duties

To provide affordable & accessible accommodation

To support landlords

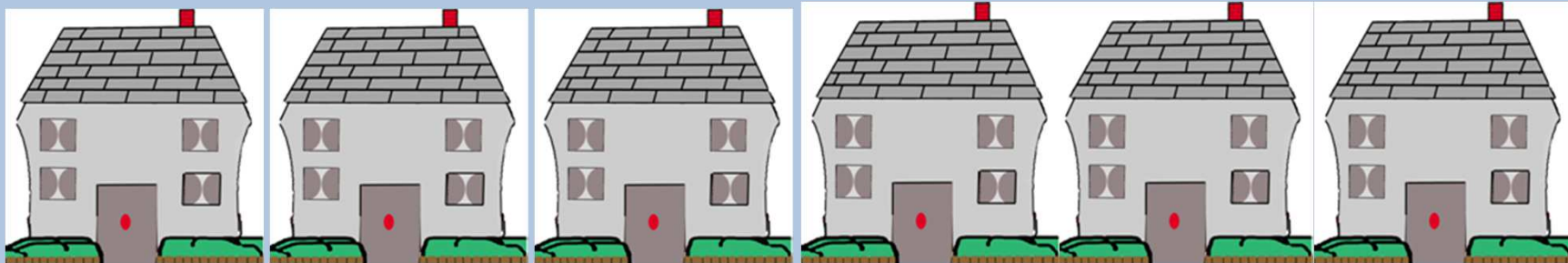


To reduce the use of B & B

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

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

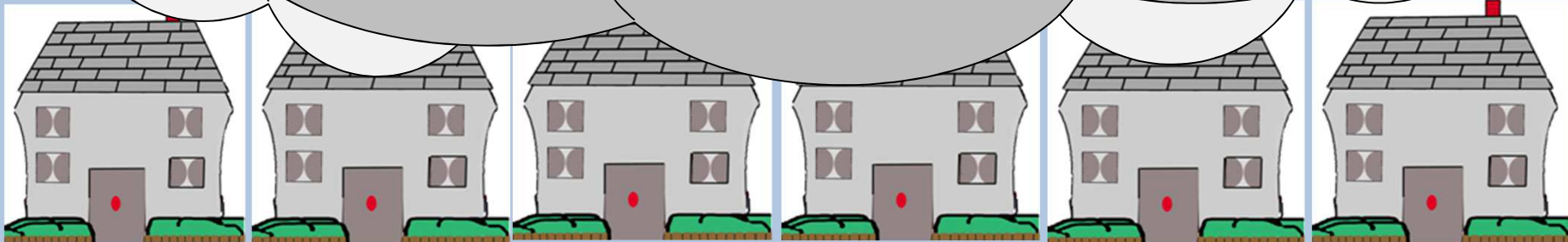


- Growth

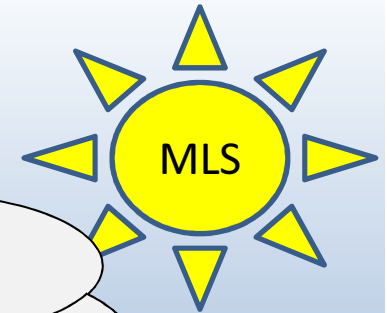
## THE CHALLENGES

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

es



# The How...



## Monmouthshire Letting Service (MLS)

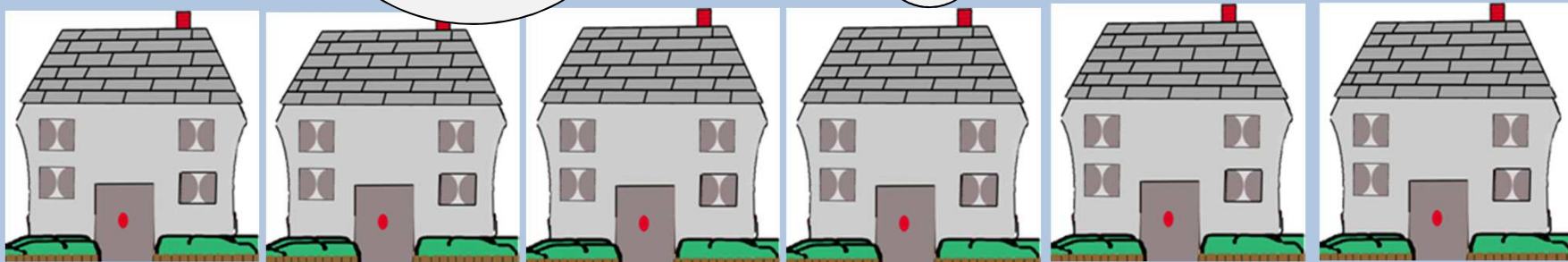
### Branding & Packaging: what we currently do

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

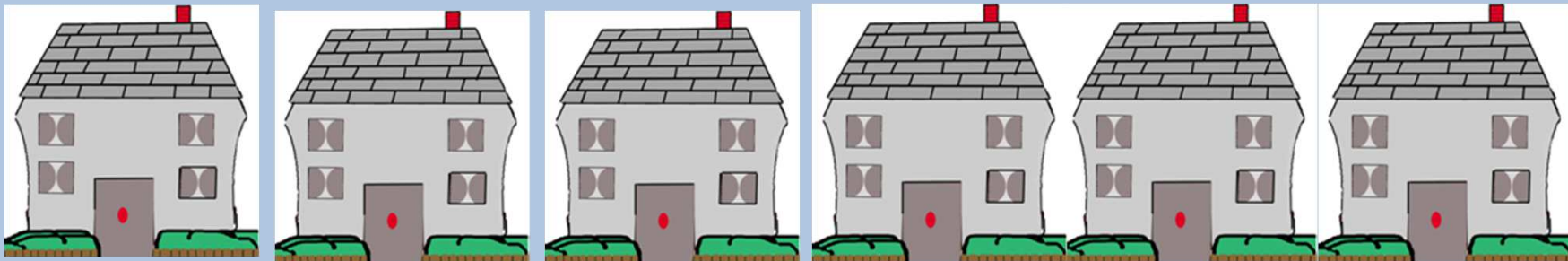
### Care & Support

### Mitigate Risk

### Incentives



# Our Offer.....





Any Questions?