

Lettings Statement

For all enquiries please contact us by
enquiries@laffordhomes.co.uk or by phone 01529 308313



This policy sets out how Lafford Homes Limited will let market rental properties.

Please note employees of North Kesteven District Council (or a managing agent) will manage the properties and tenancies on behalf of Lafford Homes Limited, collecting rent, undertaking repairs and dealing with all tenant related issues.

In the first instance available properties will normally be advertised through a third party, OnTheMarket.com, and on the Lafford Homes Limited web page. Any persons wishing to rent a property from Lafford Homes Limited, will need to complete an application form and will be subject to eligibility assessments, including (but not limited to):

- Current and former landlord references
- Credit reference
- Employment
- Right to rent
- Affordability

Applicants will only be considered if they are able to evidence all of the following:

- Aged over 18 years
- Have the right to rent in the UK
- Can afford for the rent for the individual property being considered
- Do not have any current outstanding debts with landlords
- not demonstrated unacceptable behaviour in the last 2 years
- not been found guilty of serious criminal activity in the locality of, or associate with, their home
- not considered a risk to the community where the property, in which they have expressed an interest, is located.
- Not published on the individual Insolvency register and/or subject to a current bankruptcy order
- have not been refused to be let a property by Lafford Home in the past 12 months.

If any selection is required, then lettings will be made in order of the criteria listed:

- 1) Those who respond positively, ie: date and time of application, with all required documentation received, and able to take on tenancy the earliest.
- 2) Armed forces personnel, who are currently based within North Kesteven, have family members currently resident, or have a local connection preceding their armed forces career
- 3) Those who work in North Kesteven, or the locality of the vacancy
- 4) Those who have been signposted by North Kesteven District Council
- 5) Any other applicants

Lafford Homes Limited is a registered company in England & Wales 10313301. Its registered office is Council Offices, Kesteven Street, Sleaford. NG34 7EF. It is a wholly owned Company of North Kesteven District Council.

Successful applicants will be offered an Assured Shorthold Tenancy of 6 months which, subject to no tenancy breaches, this will be rolled on a monthly basis or if preferred by both parties a further 6 month fixed-term tenancy. Once the tenancy has run for a full year, tenants can be offered a further fixed-term tenancy of no more than 2 years. It is Lafford Homes Limited's intention to sustain tenancies for as long as it is appropriate for both parties.

Rents for properties owned by Lafford Homes will be set at market rent values, which will / may be determined by a RICS Valuer and/or local market research. The Board reserve the rights to vary from this value in exceptional circumstances.

The monthly rent, and any associated charges, will be included when advertising. Rents will not be increased more than once a year, any increase will be in accordance with the tenancy agreement. For tenancies direct with Lafford Homes Ltd, this will be based on an annual increase of 3%. A minimum of one month notice will be given before increasing the rent.

Tenancy Deposit Scheme will be used for all deposits on a custodial basis, this means the deposit will be held by an independent third party. The amount of deposit will vary depending on property and the tenant's circumstances but will be within legally prescribed parameter.. Any deposit disputes will be dealt with in accordance with the Scheme in use to ensure impartiality.

It should be noted that the lettings process for Lafford Homes, is completely separate to that of North Kesteven District Council. Furthermore, all lettings are on a commercial and not a need basis.

For and on behalf of Lafford Board

Review

This Policy will be reviewed every two years to ensure an accurate reflection of current practice and compliance. The Board will consider and approve proposed changes.

Version	Date Approved	Title
2	12/08/22	Lettings Statement
Effective From	Last Review Date	Next Review Date
18/01/2018	Aug 2022	Jan 2024