

Great Tenants for landlords

KEY POINTS

- Golden Lane Housing (GLH) is a national charity and housing provider with an asset base of £117.5 million.
- GLH will take a lease on your property and sublet it to people with a learning disability through our Great Tenants scheme.
- All rent is guaranteed by GLH and deposits are paid in full.
- Your property will be returned in the condition it was presented in (subject to fair wear and tear).
- GLH lease a property between one and three years or can be longer.
- GLH provides housing support for the tenant, making sure that any issues during the tenancy are dealt with promptly.
- GLH has a 24-hour repairs call centre that helps take the hassle out of renting your property.
- GLH will ensure that the tenant has the support in place agreed by the local authority.



Golden Lane Housing

working in partnership with  mencap

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“I could see first hand the real differences that a new home can make to the lives of people and their relatives. It's been personally very rewarding as well as a sound business decision.”

Steven Dresser, landlord

What is Great Tenants?

GLH has been running the Great Tenants private sector leasing scheme for over ten years, and work with landlords and letting agents across England, Wales and Northern Ireland. GLH take out a corporate lease with private sector landlords, then sublet it as supported living housing to people with a learning disability.

We have leases on flats, houses, bungalows and small blocks of flats that range from 6 months to 10 years. Sometimes people want to live on their own, while others want to share.

We understand the importance of peace of mind for a landlord. By leasing your property to GLH, we will make sure the rent is paid on time, professional support is provided for our tenants and the property is looked after properly.

Unlike most other housing providers, we start with the person and then look for a suitable property. This approach reduces the turnover of properties we lease – saving refurbishment costs and rent loss.

A great deal of time is spent making sure it is the right property to meet a person's needs and they have support to maintain their tenancy. We work closely with landlords, the person/s, families, support providers and social services to make sure it is an easy process from the referral to a person living in their new home.

About the tenancy

Corporate lease

We generally enter into a corporate lease between one and three years dependent on the circumstances of both the tenants and landlord – rent is guaranteed.

We have our own corporate leases, but will consider alternative agreements issued by landlords and letting agents providing they are up to date with current legislation for a Non Housing Act Tenancy. We are happy to negotiate terms and addendums with landlords to suit both sides – using our lease can save landlords money.

Medium to longer-term arrangements:

GLH also works with investors, developers and landlords to lease properties for five years or longer.

We can offer advice on the type of alterations and adaptations your property may require at no cost. We also work alongside investor landlords to find suitable properties.

Costs and rent

There are no charges to a landlord. The rent will be paid by GLH directly to the landlord through a monthly standing order.

Interested?

Get in touch and tell us your property address, type of property and number of rooms, then we can give you an approximate market rental rate we would be able to pay. If your property is being marketed through a letting agent, please check the terms of your agreement with them before contacting GLH directly.

Please ensure you have or can put in place the statutory requirements. All of this can

be discussed with the relevant development manager regarding costs.

Our tenants are normally nominated through the local authority. If they have someone suitable for your property, we will arrange to view the property and discuss with you the suitability for our tenants.

We will provide or agree with you the lease terms, pay any deposit and arrange a move in date.

What sort of property are we looking for?

We will consider all types of property provided they meet the needs of a person and are to a good standard with valid gas, electrical and carbon monoxide certificate and an energy performance certificate. Our website at www.glh.org.uk/development-priorities lists some of the parts of the country that we are currently actively seeking properties to lease.

Will any special adaptations be carried out to the property?

Occasionally a person may need specific adaptations to meet their housing requirements. We will make these clear at the start of negotiations and explain in detail what is required. No works would be carried out without the landlord's consent. In some instances, we can pay for safety and adaptation alterations to your property – particularly with medium and longer-term leases.

What about maintenance?

The maintenance terms are the same as a standard private sector let. The owner of the property will remain liable for the day-to-day and long-term maintenance. All repairs will be reported to you or your representative by the GLH repairs team.

What if a tenant causes damage?

This works in the same way as a standard private sector rental arrangement. In the unlikely event a tenant damages a property, we will make sure that it is put right. The property will be returned in the same condition (subject to wear and tear) at the start of the tenancy. Accidental damage can occur with any tenant, but GLH tenants receive intensive housing support so any damage is rare.

Who supports the tenant?

GLH provides housing support to every tenant, with a housing officer dedicated to each property to make sure their tenancy runs smoothly.

Care and support is provided by an independent support provider which is normally chosen by the local authority. GLH tenants receive the appropriate level of housing and support needed.



Get in touch

For more information and to discuss any associated costs:

call 0300 003 7007

or email enquiries@glh.org.uk

Go to www.glh.org.uk

Follow us on Twitter @GoldenLaneHouse

Steven's story



Friends Gillian, Hazel, Christian, David and Robin had lived together for many years. Reduced mobility and changes to their personal care needs meant that their Mencap home was no longer suitable.

“They settled in straight away and have become happier in themselves.”

Rosie Stapylton,
Mencap

The home was also remote from shops and activities, and pedestrian access around the village where they lived was also poor for wheelchair users. With a change in their needs and a desire to stay living together they approached Golden Lane Housing (GLH) to find them a new home.

“GLH and Mencap approached me with an offer of a commercial arrangement that made sense” says Steven Dresser, the owner of the property. “We agreed a plan of the alterations needed to make the property accessible to the tenants, our joint

investment, and agreed the terms of a seven year lease. The contractors I used worked closely with Mencap’s support staff, and GLH’s development team. It was the first time that I had worked on a housing project for people with a learning disability. In addition to making a commercial investment I could see first hand the real differences that a new home can make to the lives of people and their relatives. It’s been personally very rewarding as well as a sound business decision.”

To contact Golden Lane Housing: call 0300 003 7007

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