

## PROPERTY OWNER FORUM

We organise regular meetings for property owners to get together and discuss common issues.

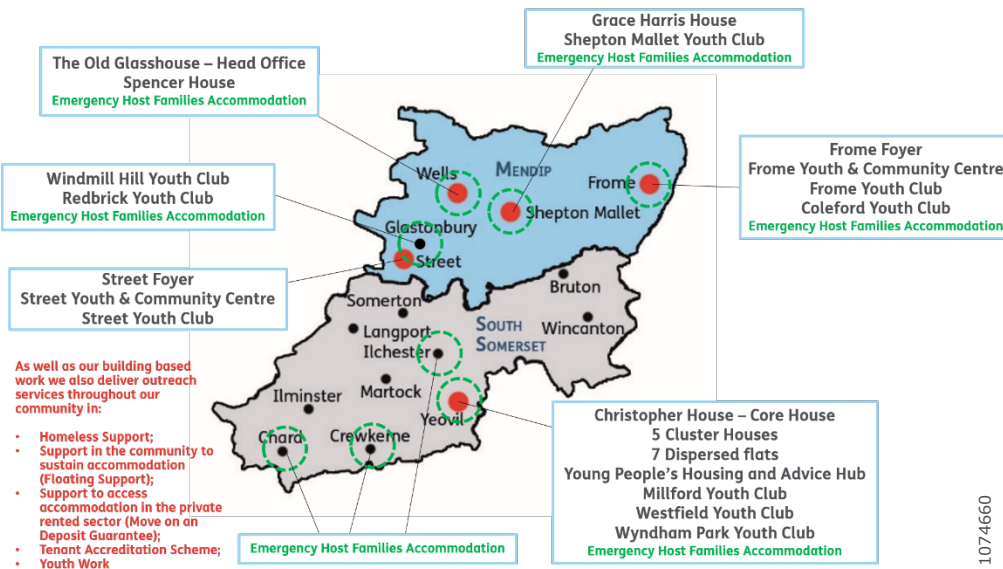
A guest speaker usually attends to talk about key issues as requested by property owners, including topics relating to updates on legislation.

### CONTACT

Carol Plenty (Prevention Services Manager)

Tel: 01749 679953 ext. 2208

E-mail: [CPlenty@mendipymca.org.uk](mailto:CPlenty@mendipymca.org.uk)



As well as our building based work we also deliver outreach services throughout our community in:

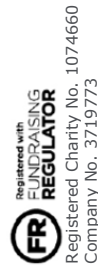
- Homeless Support;
- Support in the community to sustain accommodation (Floating Support);
- Support to access accommodation in the private rented sector (Move on an Deposit Guarantee);
- Tenant Accreditation Scheme;
- Youth Work

### CONTACTING US

YMCA Mendip - The Old Glasshouse, South Street, Wells - BA5 1SL

**TEL:** 01749 679553 - **WEB:** [www.mendipymca.org.uk](http://www.mendipymca.org.uk)

**Like us on FACEBOOK:** YMCA Mendip **FOLLOW US ON TWITTER:** @YMCAMendip



## YMCA MENDIP

WORKING IN MENDIP & SOUTH SOMERSET



Are you a local property owner, or thinking about letting a room in your house?

# We Can Help!



- > Advice, Information & Support
- > Legislation Updates & Training Events
- > Universal Credit & Benefit Support
- > Deposit Bond
- > Discretionary Housing Payment
- > Moving In paperwork packs

# Landlords



YMCA enables people to develop their full potential in mind, body and spirit. Inspired by, and faithful to, our Christian values we create supportive, inclusive and energising communities, where young people can truly belong, contribute and thrive.

# Why YMCA Mendip?

## We can help you save money on advertising costs

We can match your vacant property with suitable tenants.

There is no obligation to accept someone through YMCA - we leave it to you to decide if the person is suitable.

Our Prevention Services Manager will visit you and make a general appraisal of the property on an annual basis.

We have a direct line to the Housing Benefit team and a contact within DWP regarding Universal Credit issues. We can also arrange to support property owners with direct payment of the housing element.

## Advice

We are available during office hours to answer your enquiries. We will do our best to help, otherwise we will give you details of someone who can.

## Information

We have a range of leaflets on letting properties and owners' responsibilities. All property owners who register with us, receive a comprehensive pack of useful literature.

## Deposit Guarantee Scheme

Some clients referred to us may not have a cash deposit. For peace of mind, we can offer you access to our Deposit Guarantee Scheme. This provides a guarantee up to a value of four weeks rent to cover losses incurred through damage or theft.

If your tenant needs to claim Housing Benefit / Housing Element, we can provide some support to ensure that their claim is dealt with quickly. We have excellent working relationships with the Housing Benefit Department and the DWP.

If you do not receive a Housing Benefit / Housing Element payment within an agreed period at the start of the tenancy, we are able, in some cases to pay the first 3 weeks rent to secure the tenancy. This money will be returned to us by the property owner or tenant, when full payment of Housing Benefit is received.

There are a number of single people or couples in the Mendip and South Somerset area who are looking for somewhere permanent to live.

**We try to put these people in touch with property owners who have vacancies.**

### Did you know?

If you rent a room in your home, you can earn up to £7,500 before you have to pay tax!

**WE NEED:**  
**A ROOM IN A HOUSE**  
**BEDSITS**  
**FLATS**  
**SHARED HOUSES**