

The Private Rented Service

The Private Rented Service (PRS) offer help to landlords, agents and property owners in Newcastle upon Tyne. They provide information and support about issues surrounding your properties and tenants. There are a number of services offered to registered landlords including a Tenant Finder Service and tenancy support and management assistance. It is free to register. Once registered, a landlord can also access the Training and Development programme and attend the landlords' forums.

The following free services are offered to landlords:

- Landlord advice services.
- Tenants Finder Service.
- Property Advertising.
- Tenant Referencing Service.
- Tenancy agreements and inventory documents.
- Tenant Signing up Service.
- Housing Benefit & Local Housing Allowance advice.
- Advice and support on Universal Credit
- Landlords Forum meetings.
- Landlord networking events.
- Landlord training
- Tenant training
- Website with information on legislation.
- Information on Policies affecting landlords in Newcastle.
- Financial assistance including Empty Homes Grant and loans
- Access to the Rent Deposit Scheme
- Property Accreditation and landlord incentives through the Newcastle Housing Accreditation Scheme

The PRS can guarantee deposits for damage and rent arrears to the value of one months' rent through the Rent Deposit Scheme. They can also speak direct to the Housing Benefit department and can make applications for direct payments for your tenants.

They can give you advice and support on any problems you may have in renting out your properties and provide an online members area on the website with both interactive and down loadable forms. Online landlord training is also soon to be available.

The PRS have also produced a useful handbook which gives general advice and guidance on many aspects of being a responsible landlord. The handbook will give you information on preparing good documentation and following the correct procedures so that you have a successful let including:

- HMO's/ Selective Licensing and Newcastle Accreditation Scheme.
- Finding a tenant and granting a tenancy.
- Starting, managing, and ending a tenancy.
- Deposits, Housing Benefit & Council Tax.
- Record Keeping.
- Gas/electrical/fire safety,

- Home security, and furniture and fittings,
- Rent issues.
- Empty property management.

The handbook can be downloaded from the Private Rented Service website. Visit: <http://www.privaterentedservice.co.uk/landlords-handbook/>