

## How Can the RDGS Assist Landlords?



- By providing assistance & support to RDGS tenants with housing benefit applications
- By providing a point of contact for landlords if there are issues with the tenancy
- By maintaining contact with RDGS tenants to ensure their tenancy is progressing well and where applicable any support services are identified
- By ensuring quick processing of any RDGS claims made by landlords

## What the RDGS expects from landlords

Landlords participating in the RDGS should be registered with D&G Council and ensure that the property is in good repair and condition.

## WANT TO KNOW MORE?

Please contact:

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The Rent Deposit Guarantee Scheme is a partnership initiative funded by:

**Dumfries & Galloway Council**

**[www.dumgal.gov.uk](http://www.dumgal.gov.uk)**

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# Rent Deposit Guarantee Scheme

## Dumfries & Galloway

## A Guide for Landlords and Tenants



# *RENT DEPOSIT GUARANTEE SCHEME (RDGS) Dumfries & Galloway*

## *The Deposit Guarantee*

Most private landlords require a cash deposit as security before agreeing to a tenancy. This deposit covers the cost of any damage done to the property while the tenant is living there.

Some tenants want to rent privately but cannot afford to pay a deposit.

The Rent Deposit Guarantee Scheme (RDGS) can assist by providing a rent deposit guarantee bond of up to £350 **instead of** an upfront cash deposit which guarantees to pay the deposit should a genuine claim be made by the landlord.

## *How long is the deposit guarantee for?*

The RDGS guarantee bond to a landlord on behalf of a tenant lasts 1 year from commencement of the tenancy.



## *What does the deposit guarantee cover?*

The deposit guarantee will cover loss or damage to the property of any items detailed in the RDGS inventory that were caused by the tenant as long as the tenant vacates the property or has been served with a Notice to Quit before the expiry date of the guarantee.

If the tenant damages the property and remains in the property after expiry of the bond period then it will be the tenant's responsibility to make good this damage. It will also be the responsibility of the tenant to meet the deposit amount if the landlord requires this after the bond expiry date.

## *What is not covered by the deposit guarantee?*

The Deposit Guarantee Scheme does not cover rent arrears, damage to communal areas or items that are covered by ordinary household contents insurance taken out by either the tenant or landlord.

## *What happens in the event of a claim?*

Contact should be made with the scheme co-ordinator who will inspect the property if this is necessary and progress the claim. Where possible contact will be made with the tenant to reimburse the scheme.

## *Eligibility Criteria*

The prospective tenant must be referred to the service by either a Homelessness Officer of Dumfries and Galloway Council or by Dumfries and Galloway Citizens Advice Service (Enhanced Advice and Assistance Service).

Tenants must be able to demonstrate that they have a connection with Dumfries and Galloway.

Prospective tenants will not be eligible if they have used the scheme before and a claim has previously been paid unless they have reimbursed the scheme.

## *Starting the tenancy*

Once the landlord has agreed to let the property to the potential tenant a representative from RDGS will agree a date to come to the property and meet with both parties to complete the inventory. A copy of this inventory will be forwarded to the landlord for their records.