

Empty Homes Assistance will be provided to assist the Council in encouraging the re-occupation of empty properties. This will enable us to make the best use of the existing housing stock by returning empty homes back into much needed homes and therefore reduce the burden on the statutory housing waiting list.

For tenants the service will be provided free of charge and involve officers working with them to find suitable, affordable privately rented accommodation, help with viewings and to advocate on their behalf with the landlord.

Any prospective tenant who has difficulty finding a rent bond may be offered the use of the council's Rent Deposit Scheme.



Elaine Salter, Head of Housing at Wychavon District Council, said:

“ As housing officers we see demand for suitable housing growing every day. By launching Wych Move we aim to use all of our experience and background knowledge to ensure we get the right people, in the right property at the right time and create tenancies which are affordable and sustainable long-term. We are confident this will be a ‘win-win’ situation for both tenants and landlords. ”

**i** For more information on the Wych Move scheme

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*For landlords  
Help with letting of  
private rented homes*



[www.wychavon.gov.uk](http://www.wychavon.gov.uk)

**WYCHAVON**  
DISTRICT COUNCIL  
*good services, good value*



## A new scheme is being launched by Wychavon's housing team to help more people find a home

Wych Move is a new social lettings agency service designed to help those in need of re-housing who would otherwise struggle to rent privately.

The cost of housing is soaring with a recent report by the National Housing Federation estimating Wychavon is now the most expensive place to rent in Worcestershire with the average cost of renting a home now £730.

This makes it difficult for many people on lower incomes to be able to sustain a tenancy, assuming they can afford the expensive agents fees and deposits which need to be raised in the first place. Some people also have a poor credit history which can lock them out of the private rental market completely.

Traditionally social housing has been used as a way of meeting the needs of people in this situation, however demand is high. There are currently very high numbers of people on the waiting list for social housing within the district. However even this is not always the answer as accessing the right property for a particular person's needs can be difficult, while for some there is a low chance of them being able to qualify for a social home.

Wych Move has been set up in response to this need and will build on the good relationships officers within Wychavon's housing team have developed with landlords to help meet their requirements, whilst overcoming some of the barriers residents face.



Landlords will have a range of options under the Wych Move scheme including:



### Matching a tenant

This is a free service which involves our housing team finding potential tenants suitable for a particular property which are then referred to the landlord.



### Assisted letting

The team will find a property suited to a particular tenant's needs. Support will be offered with viewings to ensure the accommodation is of the right standard and the right processes and paperwork are in place including the tenancy agreement, inventory schedules etc. Assistance will be provided with housing benefit applications, if necessary, and an exit inspection will also be offered when the tenancy ends. A charge will be made for this service.



### Managed

As well as all of the above, the team will handle the day to day management of the tenancy including dealing with any problems and acting as a go between for the landlord and tenant. Quarterly inspections will be carried out and feedback provided to the landlord. A charge is made for this service.