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الرجاء الإتصال بخدمة الترجمة على الهاتف 01506 775000

এই তথ্য আপনি ব্রইল, টেপ, বড় অক্ষরে এবং কমিউনিটির বিভিন্ন ভাষাগুলিতেও পাবেন। অনুগ্রহ করে ইন্টারপ্রিটেশন অ্যান্ড ট্রান্সলেশন সার্ভিসের সাথে যোগাযোগ করুন। টেলি: 01506 775000

這份資料是可以凸字、錄音帶、大字印刷及社區語言的式本提供。請聯絡傳譯及翻譯服務部，電話：01506 775000

ਇਹ ਜਾਣਕਾਰੀ (ਬ੍ਰੇਲ) ਨੈਚੁਰੀਲ ਏ ਪੜ੍ਹਣ ਵਾਲੀ ਸਿੱਖੀ, ਟੇਪ, ਵੱਡੇ ਫਿੰਟ ਅਤੇ ਸਮਾਜ ਦੀਆਂ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿੱਚ ਉਪਲਬਧ ਹੈ। ਸਿੱਖ ਆਰਟੀ ਇੰਟਰਪ੍ਰੀਟੇਸ਼ਨ ਅਤੇ ਟਰਾਂਸਲੇਸ਼ਨ ਸਰਵਿਸ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਸੰਪਰਕ ਕਰੋ : 01506 775000

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Informacje te mogą być przelozone na jezyk Braille'a, dostepne na tasmie magnetofonowej lub wydane duzym drukiem oraz przetlumaczone na jezyki mniejszosci narodowych.
Prosimy o kontakt z Uslugami Tlumaczeniowymi pod numerem 01506 775000

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Housing and Building Services

Private Sector Lease Scheme

West Lothian Council delivers

westlothian.gov.uk



Introducing West Lothian council's Private Sector Leasing Scheme

Background

Homelessness is an issue that affects many people from all walks of life across Scotland and the UK. In West Lothian the two main reasons for homelessness are:

1. Parents/relative/friends being unable or unwilling to accommodate
2. Relationship breakdown

Local Authorities including West Lothian Council have a duty to provide permanent housing to unintentionally homeless households, who are considered to have a priority need, as defined in law. However, as a result of a housing shortage, permanent housing is usually offered after a period in temporary accommodation.

West Lothian Council is looking to lease properties from private sector landlords and then sub-let them to homeless households who require temporary accommodation to enable it's own housing stock to be used for permanent housing.

What can West Lothian Council offer a Landlord?

A three year lease agreement with the possibility of extending
Guaranteed income for the period of the lease
Your property returned to you in the same condition as at the start of the lease allowing for fair wear and tear
All tenancy management and minor repairs carried out.

What kind of properties are West Lothian Council looking for?

Unfurnished 1,2,3 & 4 bedroom properties within the West Lothian boundary

How to apply to be considered for the scheme

Applicants should complete the enclosed application form giving details of the property they wish to offer. If applicants wish to be considered for more than one property, a form should be completed for each property. An information pack will be issued to all applicants giving full details of the scheme, plus information on the conditions of acceptance, repair standards and the Landlords Registration scheme.

Once the application has been received, subject to demand and the suitability of the applicant and the property, we will arrange for an inspection of the property to be carried out. You may then be required to provide the following paperwork:

Required Documentation

- Landlord registration details
- Proof of ownership i.e. Title Deeds
- Building insurance documents (including public liability insurance).
- Proof/Copy of conditions of Buy To Let Mortgage or letter from owner/lender/mortgage company, confirming agreement for WLC to sublet property
- Landlords who have purchased a property from West Lothian Council or a Registered Social Landlord through the right to buy, within the previous 3 years, will need to provide proof of consent to sublet property
- Gas Safety Certificate from a Corgi registered contractor
- A Central Heating Maintenance Contract with a Corgi registered (Gas) or NICEIC/SELECT (Electrical) approved contractor.

Other requirements

- West Lothian Council will need to carry out a Full Periodic Electrical Test on the property for a set fee. Any remedial work identified would need to be completed by the landlord before final acceptance to the scheme.
- Battery or mains operated smoke detectors (Mains operated if installed after 3rd September 2007)
- Kite marked Carbon Monoxide Detectors
- 30MA RCD protection for all socket outlets
- Immersion heaters must be fitted with a thermal cut out as required by BS EN 60335-2-73

Please note – there is no compulsion placed upon West Lothian Council to accept a property into the Private Lease Scheme

If a property does not meet the criteria or if it is not deemed to be an appropriate addition to the accommodation portfolio it will be rejected.