



## SMARTMOVE BONDS

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Saint Petroc's Society is registered as an Industrial and Provident Society with Charitable Status: 25231R

Saint Petroc's Society works in partnership with:



# SMARTMOVE BONDS

## A real alternative to the Tenancy Deposit Scheme



Fighting for hope for homeless people

## Saint Petroc's Society

Working with single homeless people in Cornwall

**Life President - The Bishop of St Germans**  
**Patron - Lord St Levan**

# SmartMove Bonds

The SmartMove bond scheme has now been running in the North Cornwall and Caradon areas since 1999 and has a proven track record in dealing with both landlords and tenants. The aims of the scheme is to assist landlords in finding suitable tenants for their accommodation.

What we can offer you:

## SmartMove Bond

The SmartMove bond is a guarantee which lasts for the life of the tenancy. To the value of the bond the guarantee covers:

- \* Damage to the property
- \* Rent arrears
- \* A combination of the above

## Referenced Tenants

Before a bond can be issued applicants must meet our eligibility criteria and undergo a number of checks which include:

- \* A detailed formal interview  
Interviews are carried out to ascertain the applicants ability to understand and hold a tenancy. There may be follow up questions and interviews completed with the applicant to ensure all aspects of the applicants history are checked.
- \* References from at least 2 sources must be completed  
Sources of a reference may be a previous landlord or an employer or they must have known the applicant for at least 2 years prior to application.
- \* Be in the process of or have completed the Tenants Accreditation Scheme  
The Tenants Accreditation Scheme is designed to give applicants an opportunity to understand their rights and obligations when holding a tenancy. It also covers the basics of running a household covering issues from paying bills to reporting repairs.

As with any property letting there is always an element of risk involved when choosing a tenant. Our experienced staff will do their best to minimise that risk and will work with you to match the applicant to your property.

## Ongoing Landlord Support

During the life of the bond you will have access to ongoing support from our experienced team of staff and this will include:

- \* A local worker with local knowledge and access to local advice and support
- \* A mediation service to resolve any issues which may arise during or at the end of the tenancy
- \* Regular contact with you and the tenant
- \* Honesty and openness in reviewing difficulties and their causes to reduce the risk of eviction
- \* Access to support for tenants with specific housing related issues
- \* Assistance with direct payment of housing benefit where appropriate
- \* Landlord Pack

At the end of the tenancy your named worker will work with you to resolve any issues which may arise and will make prompt payment of any agreed claim against the SmartMove bond.

## Tenancy Support

We believe that a successful tenancy will only be achieved if the tenant has a strong foundation at the start of their tenancy. With this in mind our commitment to you extends to providing the tenant with a period of Intensive support prior to and at the commencement of their tenancy. The aims of this support will be to:

- \* Ensure that the property is affordable for the tenant. This will include the completion of a pre tenancy determination (PTD)
- \* Carry out a full photo inventory of the property. Copies of both the photos and inventory will be provided to you
- \* Ensure that all applications for welfare benefits are submitted on time and with the correct evidence. Make any following up visits with the tenant to ensure that benefits are paid
- \* Link them in with the local community
- \* Working with other agencies to promote training and employment
- \* Ensure that referrals are made to provide the tenant with ongoing support

It is anticipated that the intensive support will last for up to 6 weeks.