

VALE of GLAMORGAN



VATS

VALE ASSISTED TENANCY SCHEME

VATS Information Booklet

Vale Homes
Safe in our hands



Cartrefi'r Fro
Diogel yn ein dwylo



 Vale Homes

 @ValeHomes

What does VATS mean?

VATS stands for 'Vale Assisted Tenancy Scheme'.

What is the VATS scheme?

The VATS scheme can assist clients who are homeless or threatened with homelessness into the private rented sector with the possibility of financial support which may include a bond and/or first month's rent in advance.

What is a Bond Guarantee Certificate?

A Bond Guarantee Certificate is a written agreement between the landlord and the Council which confirms that if you and the landlords property qualifies for the scheme we will be financially responsible for the cost of any damage (up to the value of one month's rent or the agreed bond amount).

Who is the money paid to?

Rent in advance will get paid directly to the landlord or letting agent via BACS payment. The landlord / letting agent will also be provided with a bond guarantee certificate for the duration of the tenancy. In the event of a bond claim by a landlord, the money would be reclaimed via payment plan from the client.

Does the VATS scheme pay the admin fee?

No. The VATS Scheme will not cover any administration fees. This is down to you as the client to cover. We recommend that you avoid paying administration fees until the property is inspected by Environmental Health and deemed as suitable. The property must also be registered on Rent Smart Wales in order to qualify for financial assistance.

What happens if I find a property?

If you find a property, your caseworker will need to ensure the property is affordable for you therefore you need to ensure you have completed a detailed income and expenditure form and have returned it to your caseworker along with your most recent bank statements (last 3 months). Without proof of income, we will be unable to confirm if we will assist you with VATS.

If my caseworker has these documents and agrees to proceed, what are the next steps?

If you find a property, you will need to inform the landlord / letting agent that the property will need to be inspected by Environmental Health. You will need to contact your caseworker and advise them of the address and landlord / agent details in order for a referral to be made to Environmental Health to carry out an inspection and deem the property as suitable. Once we have notification from Environmental Health that the property is suitable, payment can be arranged and a move in date can be discussed between you and the landlord / agent. Please note that Environmental Health do not have to inspect properties that are out of area.



What if I've had help with the VATS Scheme before?

If your circumstances have changed through no fault of your own the Vale of Glamorgan can look at whether you are eligible for further financial assistance. If there is no change of circumstances and you left the property voluntarily, the Vale of Glamorgan can refuse to assist further.

What circumstances would these include?

If you needed to move through no fault of your own, these circumstances could include –

1. If your landlord decided to sell the property
2. If Environmental Health issue a prohibition notice and your landlord has no insurance to house you.

The Vale of Glamorgan Council would also look to assist if there was no claim on a previous bond and the first month's rent has been repaid.

I would prefer to wait for a council property and not rent privately, is that an option?

Unfortunately not. The Housing (Wales) Act 2014 was introduced and local authorities are now able to discharge their duty into the private rented sector. If an appropriate offer of accommodation is offered to you and is affordable, then you should accept as the local authority can discharge your duty if you refuse and further assistance will be limited.

What happens next?

If you have any queries it is important for you to keep in contact with your caseworker or should you have any general enquiries please contact the Housing Solutions Team on 01446 709567.

