

MID-MARKET LETS


20 & 26 Fishers Way, Home Street, Aberfeldy, PH15 2AJ

- **TWO X 2 BED GROUND FLOOR APARTMENTS •**
- **AVAILABLE TO RENT FOR £598.64* •**
- **EPC B; COUNCIL TAX TBC •**
- **PRIVATE ENTRANCE TO EACH APARTMENT •**
- **ALLOCATED PARKING AND SHARED GARDEN SPACE •**
- **APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •**

*a deposit of 1 months rent is payable in advance and a service charge of £100pcm is included in the rent figure
Please note: no pets and no smokers considered



**APPLY
NOW!**



Scan the QR code to download an application form from the website or call us to receive a copy by post

ALLOCATION CRITERIA

Communities Housing Trust are a Highland based Scottish charity working with communities to create long term affordable housing solutions.

Communities Housing Trust are marketing and allocating these mid-market rental properties on behalf of the Lomond Group. Applicants must be in employment, or retired, and priority will then be given to applicants who meet any of the following criteria:

- already local authority/housing association tenants
- living in private rented accommodation
- living with friends or family
- in accommodation with no security of tenure
- already on a social housing register. Those registered longest will be given higher priority and must evidence registration and length of time registered.

Further housing opportunities in Aberfeldy



Aberfeldy Development Trust (ADT) is a community owned, and led, organisation committed to the economic, social, cultural and environmental prosperity of Aberfeldy, with the primary objective of supporting the creation of affordable and sustainable

housing for the people of Aberfeldy and surrounding districts. To find out more about the work of ADT, please sign up to be a member at www.aberfeldydt.org

APPLICATION AND ALLOCATION PROCESS

1. Complete the application form and enclose the required supporting documentation. The application form can be downloaded from Communities Housing Trust (CHT) website, or sent out by post. If an applicant requires assistance to complete the form, please contact CHT. The application deadline is **23 June 2024**; please note all applications must be RECEIVED by this date.
2. CHT will assess the applications and allocate the homes according to the allocations criteria. All applicants will be contacted to let them know if they have been successful or not.
3. Successful applicants will be sent confirmation of their offer and arrangements will be made to view the properties. Details of the communal factoring will be confirmed with the offer.
4. You will be kept up to date as to when the home will be ready for occupation and a tenancy start date will be agreed.
5. Successful applicants will be issued with a Private Residential Tenancy (PRT) Agreement as required for all tenancies by Scottish Government (Private Housing (Tenancies) (Scotland) Act December 2016.) You can find further information on the PRT here: <https://www.gov.scot/policies/private-renting/private-tenancy-reform/>
6. Rent is paid one month in advance on the tenancy start date and on the same date each month thereafter. The deposit should be paid by the tenancy start date and will be held by Letting Protection Service Scotland, Membership Number: 1874248

The details within this brochure are for information only and do not form the basis of any contract.

CHT accepts no responsibility for any errors or omissions in this brochure.

CHT offers no financial or legal advice - potential applicants should seek appropriate legal & financial advice.

Mid Market Rent

March 2024



Mid-market rent is aimed at assisting people on low and modest incomes to access affordable rented accommodation and helps those who have difficulty accessing social rented housing, buying their own home or renting privately on the open market. It is important however that prospective tenants are assessed on their ability to afford and sustain a tenancy, not just on their ability to meet specific income levels, and that they are not discriminated against as a result of the source of that income (for example, through a work or state pension or social security contributions).

The rents for these homes will be above the level of housing association and council rents but will be below average private rent levels for similar properties. To be eligible for mid-market rental, you must meet certain criteria, detailed below.

Income & employment

You must be in employment (or retirement) and have an income of £20,000 - £60,000 per annum, per household. A single person's annual income is capped at £35,000; total household annual income at £60,000. We will assess whether you can meet the costs associated such as rent, utility bills and council tax. This may not be the right housing option for you if you think you will be unable to meet these costs.

Evidence of financial stability

You will be asked to provide evidence of savings (banks statements, savings accounts, other proof) to show that you have the necessary deposit and initial month's rent which need to be paid on the first day of your tenancy. The deposit will be held by a Scottish Government approved Tenancy Deposit Scheme Provider to cover any breakages or damage to the property during the tenancy. You will have to demonstrate that you are not in financial difficulty, debt difficulty and are keeping up to date with any payment plans in place.

We need to be satisfied that you are able to meet the everyday costs of rent and bills.

Household size

To ensure that applicants are allocated an appropriate size of property, we need to know about your household size so that we allocate a property which is not too small for your needs or too large for your circumstances.

Current housing circumstances

You may apply if you currently own your home but need to move and you must provide evidence of why this is the case. Any capital gain on your last owned property will be included as a personal contribution. You must declare any profit, gained or due, from the sale of the property.

You will also need to provide evidence if you have a particular housing need (impairment or disability) and need to move from your current accommodation.