

Lease your property through Lewisham Council



About private sector leasing (PSL)

Through PSL, you lease your property to us for three–nine years, and we become your tenant. We let these properties to homeless families in need of long-term accommodation.

If your property is eligible for the scheme, we will pay your rent in advance and directly for the length of the lease, whether there are tenants in your property or not.

We will provide a full housing management service: nominating the tenants, collecting the rent and dealing with all the tenants' queries. When the lease ends, your property will be returned to you vacant and in good condition (apart from reasonable wear and tear).

About private managed accommodation (PMA)

Through our PMA scheme, we also lease residential properties for three–nine years and let them to homeless families. The difference between PMA and PSL is that you will fully manage the sub-tenancy, including dealing with repairs and any tenancy issues. On top of the rent, you will be paid up to £45 a week for providing this service.

If your property is eligible for the scheme, we will pay you rent in advance and directly for the length of the lease, whether there are tenants in your property or not.

This scheme is only for large portfolio landlords or managing agents. You can lease your property to use through PMA if it is within 90 minutes of the Lewisham borough.



What the benefits are to you

If you lease your property to us, you will get:

- a fixed-term lease of three–nine years
- guaranteed rental income for the lease period, even if the property is empty
- rent paid in advance
- no introduction or admin fee for renting your property
- professional property management service
- a one-off monetary incentive at the start of the lease.

What rent you will get for your property

The rent your property attracts depends on several factors such as bed size, location (inner/outer) and proximity to local facilities.

What type of property we're looking for

At the moment, we are mainly looking for unfurnished properties with two, three or four bedrooms. However, this could change over time. Under the PMA scheme, we consider properties up to 90 minutes from the borough.

What we expect from you

To rent your property to us, you should have:

- an energy performance certificate
- valid and satisfactory gas safe certificate
- valid and satisfactory NICEIC electric certificate
- a valid HomeCare 200 boiler and heating repair contract or equivalent
- current building insurance schedule/
breakdown of service charges from freeholder showing building insurance
- consent from the lender
- proof of ownership (land registry title)
- fitted smoke alarms at each floor level in hallways
- bank details for the account where you would like to receive payment
- authorisation from the owner of the property if you are an agent acting on behalf of the landlord
- property that conforms to Lewisham property standards.

What happens when the lease comes to an end

At the end of the term of the lease agreement, it automatically continues until we or you give notice to terminate it. It is our responsibility to return the property to you with vacant possession at the end of the lease.

We will continue to pay the agreed rent until we can return the property to you with vacant possession.

Responsibility for repairs while the property is leased

We will carry out minor repairs for the life of the lease. You are responsible for all internal and external structural repairs and any insured risks.

Responsibility for bills

The tenants living in the property will be responsible for all council tax, water and fuel bills.

Getting legal advice

You do not need a solicitor when you sign the lease, but the lease is a legal document so you can consult a solicitor if you are unsure.

Find out more

For more information, call 020 8314 6733 or email psl@lewisham.gov.uk.

