

Rental Portfolio

Gentoo has a number of options available when renting a property. The information below is designed to help you understand the different tenancy types we offer.

Social Rented Tenancies

Most of Gentoo's housing stock is available for Social Rent. Social Rent levels are determined through a national rent regime set by the Government. If you are granted a new Social Rent Tenancy it will be an Assured Shorthold Starter Tenancy which will be reviewed after 12 months. If you are an existing tenant and move home you will automatically transfer to an Assured Tenancy. These tenancies are let on a lifetime basis according to Gentoo's Letting Policy and Procedure.

Affordable Rented Tenancies

Affordable Rented tenancies allow a more diverse offer for the range of people accessing social housing.

Affordable Rents give us the freedom and flexibility to offer properties on a flexible tenancy tailored to the housing needs of individual households.

Government guidance states that a proportion of our homes should be let at affordable rent levels (up to 80% of private market rents). These are allocated in the same way as our socially rented properties.

Gentoo Homes new build properties are let on an Affordable Rented basis, together with a proportion of our current housing stock. Affordable Rented tenancies are granted on the following terms:

- They are Assured Tenancies, fixed for a lifetime, in order to offer security and stability.
- They are subject to the 12 month probationary 'starter' period.

- They enjoy all of the same rights and responsibilities as our current Assured Tenancies.

For further details on your rights as a tenant, visit gentoogroup.com or speak to your Neighbourhood Coordinator.

Market Rent

We have a range of apartments available for rent. The rents are based on the size, location and the market place comparison.

These properties are allocated on a 'first come, first served' basis. If allocated a market rent property you will be required to pay a bond equivalent of one month rent up front. You will be assigned an Assured Shorthold Tenancy for 6 or 12 months which will be reviewed at the end of each term before renewal.

You may be eligible to claim Housing Benefit if you decide to live in Social Rented Tenancies, Affordable Rented Tenancies or Market Rent Properties.

Rent to Buy

We currently let a number of properties on a 'Rent to Buy' basis. These are let at rents which are above those of our social tenancies, but below market rents. These are granted on an Assured Shorthold Tenancy agreement. Properties are let on a 'first come, first served' basis. This option is a route to home ownership, giving you the ability to save for a deposit and buy the home after 5 years. If allocated a Rent to Buy property you will be required to pay a bond equivalent of one month rent up front.

For further information please ask a member of staff.