

HHA - Mid Market Rent

Our mid-market rent homes are specifically targeted at people in employment, who are unable to raise the finances to purchase a home, or rent privately due to either cost or availability.

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. The HHA rents vary depending on when they were built and the size. We pay the building insurance costs, but you will be responsible for contents insurance, utility bills and where applicable, factoring.

An important feature of the mid-market rent initiative is that if you are offered a home you would have to enter into a **Private Residential Tenancy**. This is different from a housing association or council tenancy in that it does not give you security of tenure.

To qualify for one of these homes you must fulfil the following criteria:

- **Income and Employment**

You must be in employment or in retirement and earn between £20,000 - £60,000 per annum, per household. For some City Centre 1 bed flats this threshold may reduce to £15,000 per annum. We need to assess whether you can meet the costs associated such as rent, utility bills and council tax. If you think that meeting the costs will be difficult, then this is perhaps not the right option for you.

- **Evidence of Financial Stability**

You will be asked to provide evidence of savings e.g., bank statements, savings accounts or other proof showing that you have the necessary deposit and initial first months' rent which will need to be paid at the commencement 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 or landlord's contents during the tenancy. You will have to demonstrate that you are not in financial difficulty, debt difficulties and keeping up to date with any payment plans. We need to know that meeting the everyday costs of rent and bills can be achieved.

- **Household Size**

The houses and apartments are 1, 2 & 3 bedroom properties. To ensure that people 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 you, nor too large for your circumstances.



- **Homeowners**

If you are currently a homeowner, have a mortgage/shared mortgage, or any financial or legal interest in a property, this must be declared when applying for an HHA property. The Mid-Market Rent scheme is designed to help individuals and families in employment, who are unable to raise the finances to purchase a home, or rent privately due to either cost or availability. You must declare this to us if this point applies to you at any point during the application and allocation phase as well as during your tenancy. The home which is let as MMR is to be your sole residence. This is to ensure that homeowners do not benefit financially from being homeowners whilst also benefitting from a MMR rental rate.

Documentation to substantiate these 4 main categories need to be provided at the point when we ask you to complete an application form when you have been shortlisted for a property.

On allocation of a property and take up of a tenancy, your details will be removed from the Highland Housing Register, if you are on this.

If there are more applications which meet our set criteria than properties available, homes will be allocated on a priority basis based on the Highland Housing Register, and thereafter on a first come first served basis.

For further information please contact HHA
tel. **01463 251132** or email hello@hhainerness.com

Letting Agent Registration No. LARN1808004

Office address:
HHA, Fairways, Castle Heather, Inverness IV2 6AA

HHA is the trading name of Highland Housing Alliance
Registration No. 279579
Registered Office: 28 Queensgate, Inverness IV1 1DJ

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