

## Benefits of renting from GWAH

- **Security** of tenancy, there is no end date written into the tenancy agreement, it is meant to be your home for as long as you want.
- It's your home and you are able to **decorate as you wish**.
- Your white goods and furniture will belong to you and any **investment** you make in these can be taken with you when you leave.
- A **24-7 repairs service** is available. Our average time to complete a repair is under 4 working days with emergency repairs carried out on the same day they are reported.
- We keep our rents **affordable** and will always consult with tenants regarding any proposed rent increase.
- Our **in-house services** include; repairs service, tenancy sustainment advisors & welfare rights advisors. There is always someone available to answer any problems you are having with your tenancy.
- Become involved - there is plenty of **opportunity to become involved** in the decision making process @ GWAH.

## Key difference between a Social Landlord and a Private Landlord?

Social Landlord	Private Landlord
<b>Not for profit</b> - The rent collected covers the cost of the services provided and any surplus is automatically invested in our property & services.	Individuals or companies who offer tenancies for profit. Your rent is purely a profit for your landlord.
<b>Regulated</b> by the Scottish Government through the Scottish Housing Regulator. Our performance figures are submitted annually and are available here: <a href="http://www.scottishhousingregulator.gov.uk/find-and-compare-landlords">www.scottishhousingregulator.gov.uk/find-and-compare-landlords</a>	Limited regulation and no requirement to report on performance issues.
<b>Eviction only as a last resort.</b> It is very unlikely you will ever be evicted from your home. There needs to be a valid reason to seek an eviction such as rent arrears or anti-social behaviour.	You can be evicted at any time, all your landlord needs to do is give the appropriate notice period and the Sheriff will grant an eviction. The whole process takes approx. 6 - 8 weeks.

## What to expect from GWAH



This booklet includes information on the type of housing Glasgow West provide.

It will also advise of the differences between renting from a Social Landlord like ourselves and renting from a Private Landlord.

**GWAH annual rent for 2 bedroom property in Argyle Street = £4,471**

**Private landlord annual rent for 2 bedroom property in Argyle Street = £12,935**

We do not furnish our properties, however we have estimated it costs approx. £1000—£2,000 to furnish and decorate a property (depending on where you shop).

Over the course of a year that is up to **£7,000** cheaper to rent from GWAH than a private landlord in the same area - and that is just in one year!!! Some more comparisons are provided over the page

If you are offered a property with GWA you can carry out your own specific comparison of GWA rent vs Private Sector Rent on the same street. You can do this online [www.rightmove.com](http://www.rightmove.com) or [www.s1homes.com](http://www.s1homes.com)

We have provided some examples of the difference in rent charges for flats that have become available over the last year.

Property Type	Private Landlord Rent (Furnished)	GWA Rent (Unfurnished)
1 Bedroom flat in Blythswood Court, G3	£500 per month, plus deposit (usually minimum one month)	£352.03 per month.
2 bedroom flat on Argyle Street, G3	£995 per month, plus deposit.	£372.60 per month.
1 Bedroom flat @ Hyndland, G12	£595 per month, plus £595 deposit.	£340.24 per month
2 Bedroom Flat @ St Georges Cross	£695 per month plus deposit.	£368.01 per month

GWA do not charge a rent deposit, we only ask that the first month's rent is paid on the day you sign for your tenancy.

GWA do not provide furnished properties. Where possible we try to accommodate a tenanted viewing allowing an incoming tenant to view a property before it's vacated. This way arrangements can be made with the outgoing tenant to leave items such as flooring, light fittings, curtains and blinds. In some cases the outgoing tenant agrees to leave behind white goods & items of furniture too.

This isn't always possible so we have looked into how much it costs to purchase the necessary items to move in .

Obviously how much you spend depends on your available budget and where you choose to spend your money. We used a variety of shops and websites to find items at reasonable prices. These included: IKEA, Gumtree, Ebay, Facebook marketplace, charity shops, Argos, Home Bargains, B&M, the Range amongst others.

If you are on a very low income and / or in receipt of benefits you could also receive help to partially furnish your home from the Scottish Welfare Fund. We will be able to assist you make an application if you are eligible.

You should also put aside some funds for flooring and for decorating the flat to your liking. Whilst we do our best to ensure the property is clean, tidy and in good repair it may not be decorated to your taste.

Room	Items	Costs
Kitchen	Washing machine - £90 (2nd hand, Gumtree) Fridge/Freezer - £130 (2nd hand from Gumtree) Cooker - £50 (2nd hand Gumtree) Kettle, Cutlery, Crockery. Pans - £35, (Argos)	£305
Living Room	Sofa £100 (2nd hand from Gumtree) 32" TV £60 (2nd hand from Charity Shop) Coffee Table £10 (2nd hand from Ebay)	£170
Bedroom (cost per bedroom)	Double Bed with mattress - £140 (new from Ebay) Wardrobe £40 (IKEA) Matching 3 drawer chest £25 (IKEA) Matching bed side table £20 (IKEA) Bed sheets & Duvet £35 (Argos)	£260
Other	Vacuum Cleaner £30 (The Range) Towel bundle £10 (Argos) Lamps £5 (IKEA)	£45