

FOI REF:	16507
RESPONSE SENT:	21/01/2026

Request

Use of Private Landlords

- a) Does the council currently lease residential or commercial properties from private landlords or companies?
- b) If yes, what property types are accepted (e.g., single lets, HMOs, flats, blocks, B&Bs, hotels, conversions)?
- c) Does the council accept properties **outside its borough**?

Lease Terms & Requirements

- a) What are the standard lease terms (length, break clauses, renewal options)?
- b) Does the council offer FRI leases or guaranteed rent?
- c) What minimum standards/certifications are required (e.g., EPC, fire safety, HMO licensing)?

Rental Pricing

- a) What rent levels does the council typically pay?
- b) Please provide the typical ranges by property type.
- c) How are rents calculated (e.g., market comparison, internal formula, LHA rates)?
- d) Are any incentives or refurbishment contributions offered?

Unit Requirements

- a) What is the minimum number of units the council will consider (single units vs. multi-unit blocks)?
- b) Are there preferred unit sizes (1–3 bed)?

Tenant Use & Support

- a) What tenant groups are placed in leased properties (e.g., homeless households, temporary accommodation, care leavers, asylum seekers)?
- b) Does the council provide any support or management services within these placements?

Current Demand & Process

- a. Is the council currently seeking new landlords or property providers?
- b. Which property types are most needed?
- c. What is the onboarding/procurement process?
- d. Please provide any available guidance or standard agreements.

Current Portfolio

- a. How many properties does the council currently lease from private landlords?
- b. Please provide a breakdown by property type.
- c. What is the average occupancy rate?

Response

Use of Private Landlords

- a. The council leases three commercial properties from three different landlords for specific purposes and no residential.
- b. All three are industrial premises. No requirement for residential properties.
- c. No

Lease Terms & Requirements

- a. On the commercial premises there are no standard terms, it is all down to negotiation
- b. The council has signed effective FRI leases on the industrial units and simply pays a market rent.
- c. The industrial units have different standards based upon age, size etc.

Rental Pricing

- a. For any commercial property, a market rent
- b. There is no typical range, just whatever the market rent is at the time
- c. For commercial premises, rents are based on comparable market evidence.
- d. Not for commercial units

Unit Requirements;

- The council do not have a need to consider these.

Tenant Use & Support

- a. N/A as the council do not lease properties for tenants, we hold our own stock and use this for any temporary accommodation need.
- b. N/A

Current Demand & Process

- a. No
- b. N/A
- c. N/A
- d. N/A

Current Portfolio

- a. Currently only three commercial units. No residential.
- b. N/A
- c. N/A

