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Rent Arrears Reduction Scheme Terms and Conditions

1. RARS is a discretionary scheme to help people facing homelessness maintain their current home. It is also to help landlords that may be struggling with their tenant's current arrears.
2. RARS is a flexible fund, so terms may be added or withdrawn to ensure flexibility within the scheme to help the most people possible.
3. Landlords currently have to serve a 2 month notice under s21 Housing Act 1988 or a notice under Schedule 2 Housing Act 1988 under the Grounds 8,10 & 11 to request that the Court awards possession to the landlord.
4. To be awarded for possession, at the time of writing, a tenant must have 2 months of rent arrears to be awarded possession under Ground 8 Schedule 2 Housing Act 1988.
5. Tenants must be at risk of homelessness. This is not limited to the statutory description of homelessness, to ensure the flexibility the scheme needs.
6. The property must be within the City [boundaries](#) of Cambridge City Council or the tenant have a 'local connection' to Cambridge City if the property is not in Cambridge. Please note this is not the same as defined within the homeless legislation. A local connection is defined as one of the following;
 - Resided in Cambridge for 6 out of the last 12 months
 - Resided in Cambridge for 3 out of the last 5 years
 - Has employment within the City Boundary and works 16+ hours per week
7. The accommodation must be made available for a minimum of 6 months following payment from the Rent Arrears Reduction Scheme, although there may be exceptions (for example if the tenant has caused anti-social behaviour, failed to pay rent following successful negotiation). The landlord will need to get in touch with RARS to discuss further prior to serving notice within this 6 month period. Cambridge City Council and the landlord must both not be unreasonable.
8. The accommodation must be deemed 'affordable' by Cambridge City Council. This may include Cambridge City Council providing funds to ensure the accommodation is affordable. For example this may include an upfront payment of the difference between the rent and the income of the tenant e.g. if the rent is £950 and the amount deemed affordable is £850, the Council may pay the difference to ensure the accommodation is affordable. What is deemed affordable is for the Council to decide following relevant law.
9. Tenants must be 'eligible' for public funds under the relevant legislation (for example s185 Housing Act 1996 part vii)

10. The landlord and tenant must complete the relevant forms and provide copies of the relevant information to assist Cambridge City Council in determining the use of the scheme.
11. As RARS is a discretionary scheme and the decision is Cambridge City Council's decision completely. There is no right of appeal against a decision not to make an award from the RARS scheme. Funds are limited and once the fund has been spent, the service can be withdrawn.
12. Cambridge City Council has an obligation to protect public funds, so anyone deemed to be acting fraudulently may face prosecution.