



Let to a council-backed tenant

Several Essex councils pay landlords to house families they are helping. This free guide shows what each scheme offered on 7 October 2026, what they ask for, and how to start.

The payments go to you, the landlord. SYND takes no share of any council incentive. Check every figure with the council before you agree a let. General guidance, not legal advice.

PART 1

SYND Properties is a trading name of SYND LTD (company no. 14617841), a member of Property Redress (no. PRS044043). Council pages checked on 7 October 2026, schemes, amounts and funding change, so confirm with the council before you rely on any figure. General guidance, not legal advice.

Council	What the landlord gets	Conditions and how to start
Braintree	One month's rent as an incentive. If you let at the Local Housing Allowance (LHA) rate: 10% of a year's LHA plus £1,000 (1 bed), £1,250 (2), £1,500 (3) or £2,000 (4). The council's example: £2,936 for a 3-bed in Witham.	Homes inside or outside the district. Letting agents allowed. EPC, EICR, gas safety, alarms and any licence in place. Phone 01376 552525.
Chelmsford	One month's rent for a 12-month tenancy, two months' for 24 months, plus two months' rent in advance and a five-week deposit. No fees for finding the tenant.	Rent roughly at the LHA rate. EPC rated E or above, gas safety record. Enquiry form on chelmsford.gov.uk (search "rent deposit scheme") or 01245 606400.
Thurrock	A deposit of one month's rent, plus either a month's rent in advance, or a damage bond of one month's rent and the cost of your gas and electrical certificates refunded. Free UK Landlord Accreditation Partnership membership.	Thurrock and surrounding areas. Managing agents allowed. Home available for at least 12 months; proof of ownership, EPC, gas and electrical certificates. "Request a service" form on thurrock.gov.uk .
Basildon	A cash incentive (amount not published), a bond, a month's rent in advance and the inventory cost refunded.	Search "Basildon property solutions".
Southend	A cash incentive, rent in advance and a bond or deposit (amounts not published).	Works with landlords and managing agents. Search "Southend private sector solutions".
Brentwood, Harlow, Uttlesford, Maldon	Deposit or bond schemes; no cash incentive published.	Ask the council's housing team.

Some council pages still describe "assured shorthold" or fixed-term tenancies. Since 1 May 2026 new private tenancies in England are assured periodic tenancies, so ask the council how its scheme works now.

PART 2

SYND Properties is a trading name of SYND LTD (company no. 14617841), a member of Property Redress (no. PRS044043). Council pages checked on 7 October 2024; schemes, amounts and funding change, so confirm with the council before you rely on any figure. General guidance, not legal advice.

It can work well if

- ☐ your rent is close to the LHA rate for your area (Chelmsford area 2026-27, per week: 1 bed £183.46, 2 bed £219.23, 3 bed £276.92; check the GOV.UK table for yours);
- ☐ you want a tenant quickly with no tenant-find fee, and value cash up front;
- ☐ your safety paperwork is in order: EPC, EICR, gas safety record and alarms.

Think it through if

- ☐ you could let well above the LHA rate. Compare a year's rent on the open market with a year at LHA plus the incentive;
- ☐ you have a mortgage or insurance that limits who you can let to. Check the terms; many lenders now allow it.

You can't refuse a tenant just because they get benefits. The council's tenant is referenced by the council, but you choose whether to go ahead with that home.

How SYND can help

We can get your paperwork ready for the council, arrange the safety certificates, and manage the home once the tenant moves in. Our fees are on syndproperties.co.uk/fees.html. The council's payment is yours in full. Call Stephen on 07456 536501.