



Furnished tenancies



Pride in Our Homes, Proud of Our Neighbourhoods

What is a furnished tenancy?

LMH operates a scheme which allows you to rent essential furnishings as part of your tenancy. Furniture items provided include cooker, refrigerator, beds, wardrobes, chest of drawers, settees and dining room furniture.

The aim of the scheme is to provide furniture to new LMH tenants who are unable to furnish their homes due to their own personal or financial circumstances.

The scheme aims to help make your new LMH property feel like a real home.

Am I eligible?

Generally, you can only be considered for the scheme if the property you're moving into is your first LMH tenancy. There are some exceptions, such as a joint tenant moving out due to a relationship breakdown, or furniture lost due to fire or flood.





After five years can I remain a furnished tenant?

Yes. The service that you receive will continue to be provided in the same way and the furniture charge will remain on your rent account. After five years you can also choose to end your furnished tenancy at anytime by returning all the furniture items that were provided to you.

How do I apply?

You will need to express an interest in a furniture package when you sign up for your LMH tenancy.

If your request is accepted you will be able to choose from some options that are available, such as a gas and electric cooker or the colour of the settee. Your request will then be forwarded to the Furnished Tenancies Unit who will provide you with a delivery date for the furniture items.

How is the furniture paid for?

A weekly service charge is included on your rent account. The charge is determined by the size of the furniture package. However if you are entitled to Housing Benefit the charge may be fully covered or part paid depending on your circumstances. If you are interested in furnished accommodation you will need to consider whether you can afford rent plus the extra service charge for furniture.

Who is responsible for looking after the furniture?

You are responsible for maintaining the furniture to an acceptable standard. Over the duration of your furnished tenancy, items of furniture may need replacing through genuine wear and tear or faults occurring on them. If this happens you should contact the Furnished Tenancies Unit immediately and they will arrange for someone to call to inspect the items of furniture. LMH will carry out regular safety checks on any gas or electrical appliances supplied with your furnished tenancy.



Can I ever own the furniture?

No. The furniture will always remain the property of LMH.

How can I end my furnished tenancy?

A standard furnished tenancy agreement lasts for five years. After that time you will have the opportunity to end your furnished tenancy. If you decide to end your furnished tenancy you must return all the items that were provided to you as part of your furniture package.

If your financial circumstances change during the time of your furnished tenancy agreement and your Housing Benefit entitlement is reduced you may have the option to return furniture items that are in good condition in order to remove or lower the charge placed on your rent account.

**Furnished tenancies - Translation, braille, audio tape
and large print available on request. Call us on 0800 678 1894**

Alquiler de viviendas amuebladas - Traducción, Braille, cinta de audio y letras más grandes disponibles a solicitud. Llámenos al 0800 678 1894. **(Spanish)**

Kiraysiga guryaha alaabtu taallo - Turjumaad, farta braille ee dadka indhaha la', cajalad dhegeysi ah iyo far waaweyn ayaa la heli karaa marka la codsado Naga soo wac lambarka 0800 678 1894. **(Somali)**

Сдача жилья с мебелью в аренду - По вашей просьбе информация может быть предоставлена на другом языке, шрифтом Брайля, в аудиозаписи или большим шрифтом. Звоните нам по телефону 0800 678 1894. **(Russian)**

قريبيك تاغوبطمو توص طيارشو لي يارب ققيرطو تامجرت دجوت - قشورفم نكاسم مقرر ىلع انب لصتا بلطلا دنع قرفاوتم 0800 678 1894. **(Arabic)**

تروص هب تاغالطا نيا تفاييرد يارب دين او تيم ديشاب لي ام هچنانچ - هلبم ي اهر اچ نكاما اب پچ اي و ىتوص راون يور رب طبض اي (نايان يبان صوصم) لي رب فورح اي همجرت 0800 678 1894. **(Farsi)**

带家具房屋出租 如需翻译、盲文、录音磁带和大字版本，请随时索取。请拨打0800 678 1894 与我们联系 **(Chinese)**

 **0300 123 2300**

 **0800 678 1894**

LMH CONNECT

LMH offices

All offices are open Monday to Friday, 9.00am to 5.00pm.

Please note, on Wednesday all offices are closed from 9.00am to 10.30am for staff training.

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