

FACT SHEET

FINDING A PRIVATE RENTED HOME

ABOUT THIS FACT SHEET

This fact sheet provides helpful information to arrivals to the UK from Ukraine, under one of the various schemes, about how to find a private rented home. Further helpful information can be found on Shelters website https://england.shelter.org.uk/housing_advice/private_renting

1

RENTING CAN BE EXPENSIVE

The rent must be affordable based on your income and/or benefits. Some areas are more expensive than others so look around for a property you can afford. Check the local housing allowance rates to see what you can afford <https://lha-direct.voa.gov.uk/search.aspx>

2

HOMES CAN BE FOUND VIA AGENTS OR PRIVATE LANDLORDS

Websites such as [Spareroom](#), [Letting a Property](#), [Zoopla](#), [Rightmove](#), [Gumtree](#), [Home.co.uk](#) list properties to rent. You can also try social media groups, local online forums or your local councils for landlords who rent to tenants claiming benefits

3

ASK THE LANDLORD OR LETTING AGENT FOR MORE DETAILS

Before renting a property find out how much the rent is and how often it is paid, if you need to pay a deposit and how it is protected and who to contact about any issues or repairs.

4

VIEW THE PROPERTY BEFORE AGREEING A TENANCY

Make sure that you view and check the condition of a property before you rent, meet the landlord and ask what furniture and fittings are available. Check location and local transport. Use this link for guidance: <https://www.which.co.uk/money/mortgages-and-property/renting-a-home/rental-property-checklist-anc9x8p9hggr>

5

LANDLORDS AND LETTING AGENTS WILL CARRY OUT CHECKS

Before letting the property landlords and letting agents will check: your identity, that you have the right to live in the UK and that you can afford the rent before renting a property. They can also ask for references from an employer and carry out a credit reference check.

6

THERE MAY BE ADDITIONAL COSTS WHEN RENTING A PROPERTY

You will usually have to pay rent in advance and a tenancy deposit. You can't be asked to pay for things like credit checks or references when agreeing a new tenancy.

7

ALWAYS ASK FOR A WRITTEN TENANCY AGREEMENT

Read the tenancy agreement thoroughly before you sign it, query anything that is not clear.

8

THERE ARE BENEFITS AND GRANTS AVAILABLE TO HELP WITH COSTS

You may be able to get help with the costs of rent and moving into a new home. For more: https://england.shelter.org.uk/housing_advice/private_renting/get_help_with_rent

9

REMEMBER TO BUDGET FOR UTILITY BILLS AND OTHER EXPENSES

Unless included in your rent, you need to budget for utilities, such as water, electricity, gas or Council Tax. Contact your local council to see if you qualify for Council Tax support/ discounts.

10

YOU MAY BE ASKED TO PROVIDE A GUARANTOR

Guarantors sign an agreement to cover costs if a tenant does not pay their rent or for damage. They are usually relatives or close friends.

