

Finding a place to rent



Finding rented accommodation

There are lots of things to consider when finding somewhere to rent.

- Whether to rent from a Landlord or letting agent
- How much is it going to cost you to secure the accommodation and to pay in ongoing rent
- The different steps that would need to be taken to be accepted by a landlord

How to rent guide for Private Sector Renting

This is the most up to date version of the Guide. It incorporates all changes detailed in the update history below:
www.gov.uk/government/publications/how-to-rent

This guide is for tenants and landlords in the private rented sector to help them understand their rights and responsibilities. It provides a checklist and more detailed information on each stage of the process, including:

- What to look out for before renting
- Living in a rented home
- What happens at the end of a tenancy?
- What to do if things go wrong

How to get repairs done in your home

Use this checker (check-how-to-get-repairs-done-in-your-rented-home.form.service.justice.gov.uk) to find out:

- How to get something fixed by your landlord or letting agent
- What to do if your landlord or letting agent are not responding to your requests

You'll receive ideas about what to do next, along with links to more information. This online tool gives you tailored information about getting problems fixed in your rented home. You'll also find out what to do if your landlord or letting agent is not responding to requests for repairs.



0808 801 0550



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Local Housing Allowance rates

Local Housing Allowance is a benefit that can be claimed to help with costs of renting your home if you are on a low income. In some arrears, this benefit is a part of Universal Credit. The following link will give you clear information on how much benefit you would be entitled in your postal code. Local housing Allowance rates is a way of working out housing benefit for people who live in privately rented accommodation.

Visit: lha-direct.voa.gov.uk

The LHA bedroom calculator can be used to work out the number of bedrooms a household is entitled to: lha-direct.voa.gov.uk/Secure/BedroomCalculator.aspx

Discretionary housing payments

A local authority can award a discretionary housing payment for a rent deposit (or rent in advance) for a property that the claimant has not yet moved into but only if they are already entitled to housing benefit for their present home.

Your council may have its own rent deposit, bond or guarantee scheme. They may know of other local schemes run by charities. These types of scheme can help you rent privately by providing either:

- Cash to help with a deposit and rent in advance
- A written guarantee to the landlord that the scheme will cover unpaid rent or damage up to a certain amount

You may have to pay back money paid out on your behalf.

Who the council helps

Most schemes are aimed at people who are facing homelessness or have an urgent need to move. This includes when you've received a section 21 notice in your current tenancy or have been asked to leave by friends or family.

In some cases, we are able to provide support with rent in advance and deposits. Please contact our helpline on 0808 801 0550 to have a chat about this.



The Licensed Trade Charity are available 24/7, if you'd like to talk about your situation, we can help you. Contact us for confidential, free of charge support. If you are experiencing any of the issues covered in this fact sheet, in the first instance call our helpline on:

0808 801 0550

Our Helpline Team will listen without judging and will work with you as best they can to achieve a positive outcome. If you prefer, you can email: enquiries@ltcharity.org.uk or visit our website at www.licensedtradecharity.org.uk, it's full of useful information about the kind of issues we know people who work in the licensed trade face.



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Note: This guide is not exhaustive. It has been produced by the Licensed Trade Charity to provide you with an overview of the issue in question. We are grateful to all specialist organisations who support our charity and are available to you should you be experiencing this particular issue.
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