

## **Fact Sheet 1 – Where can I find homes to rent?**

There are many different types of accommodation for rent in West Suffolk and when choosing accommodation it is essential to consider what you need rather than what you want. The things you need to consider are:

- the number of bedrooms you will need
- if you require furnished or unfurnished accommodation
- if you are allowed pets
- if the accommodation is suitable if you have special needs, or require adaptations
- affordability.

There are many places to look for private rental accommodation:

### **Letting agents**

Many landlords advertise and manage their properties through letting agents. They usually charge; search fees, admin fees, 6 weeks damage deposit and a full month's rent. A list of letting agents across West Suffolk can be found in **Factsheet 2** but this list is not exhaustive.

### **Internet**

There are many useful websites that advertise properties. Within these search engines you can search for a property by using the area or postcode of where you would like to find accommodation. Below are just some links to websites that advertise:

- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.spareroom.co.uk](http://www.spareroom.co.uk)
- [www.flatmate.co.uk](http://www.flatmate.co.uk)
- [www.zoopla.co.uk](http://www.zoopla.co.uk)
- [www.homes24.co.uk](http://www.homes24.co.uk)

### **Local newspapers, newsagents, supermarket notice boards**

Most newspapers have a room to rent section. For this area the Bury Free Press is released every Friday and the Haverhill Echo is released every Thursday. It is advisable to contact the landlord instantly if you find any properties that meet your housing need.

## **Local Housing Allowance**

If you are entitled to housing benefit to assist the rent payments, you should make sure that the rent is affordable by checking the Local Housing Allowance rates for the area and property size. If there is a difference between what housing benefit will pay and the actual rent, then it will be your responsibility to pay the difference out of your own income. Please see **Factsheet 3** for current LHA rates.

Should you be successful in finding a private rented property contact the landlord as soon as possible.