



Cymdeithas Tai

Clwyd Alyn

Housing Association

FACT SHEET PRIVATE RENTED ACCOMMODATION

In most areas there is a wide range of privately rented accommodation. Many properties are available immediately and you may look for furnished or unfurnished accommodation.

Renting from a private landlord may be the only option for many people particularly if you want to live in areas where there is little or no council or housing association accommodation. Private rented accommodation is different from renting from a council or a housing association. You should check rent levels, whether the landlord will accept Local Housing Allowance (formerly housing benefit) and the length of the tenancy before you move in.

Where to look for private rented accommodation

➤ **Offa Ltd** Offa Ltd is part of the Pennaf Housing Group which lets and manages properties on behalf of private landlords. You can call Offa on **0845 111 0309** or email to enquiries@offaltd.co.uk or visit the website at www.offaltd.co.uk.

➤ **Lettings Agencies** Letting Agencies let and manage private rented properties on behalf of private landlords. You will be expected to pay administration fees, provide references and possibly a working guarantor. Most agencies advertise in the local press and Yellow Pages.

➤ **Local Papers** Most local papers publish a property supplement on a weekly basis. These are available in newsagents and supermarkets to buy and in some areas may even be delivered free of charge.

➤ **Internet** There are many sites on the internet to help you find private rented accommodation. Popular sites include HomeLet and Rightmove. You may also find details of other people looking to rent or house share on internet sites and social networking sites.

➤ **Word of Mouth** Often people hear of rooms or flats becoming available from friends, family or work colleagues. It is a good idea to let people know that you are looking.

Paying for Private Rented Accommodation

➤ You may be entitled to Local Housing Allowance (LHA) if you are on a low income or in receipt of benefits. Local Housing Allowance is paid based on the number of bedrooms the law says you need, your income and

savings and whether you have other people living with you.

➤ There are many online benefit calculators that you can use to see what you may be entitled to. Most Local Authority Websites will have a benefit calculator and centrally there is a government calculator at www.gov.uk/benefits-adviser. You will need to check with the landlord or lettings agency that they are happy to accept LHA.

➤ You will need to have a deposit or bond and you may also have to pay rent in advance. You may qualify for help with these costs. For further information please make contact with the relevant bond scheme for your area.

- Conwy & Denbighshire Bond Scheme 01745 361728
- Flintshire Bond Scheme 01352 703808 /01352 703811
- Wrexham Bond Scheme 01978 292947/ 01978 292949
- Anglesey Bond Scheme 01248 751850/ 01248 752168
- Powys Bond Scheme 01597 825007/ 01597 824908