

## **Private Landlords 2023**

**Given the current demand for social housing, the quicker solution is to look for privately rented accommodation.**

**Here is the guide for finding a private let:**

1. Ask friends and family if they know anyone who might have housing to rent.
2. Ask family, friends and others if they're willing to rent you a room in their home. People earning money by renting out a room in their home don't have to pay tax on the first £7,500 per year. If you find someone who's interested in renting out a room, they can call 0116 4541006 for more advice, e.g., about the tax rules or how it will affect benefit claims.
3. Facebook, Twitter etc. Tell your social media contacts you're looking somewhere to live. Your friends may know about property to rent.
4. Look in local newspapers. The 'small ads' in local newspapers often include properties for rent. Check the Leicester Mercury for free at your local library.
5. The internet.

**Where to look/who to contact for private rented properties:**

**Sky Blue Homes**- 0116 273 9090 (Guarantor not always needed)

**Quality Accommodation Services**- 0116 255 0441/07866508502

**Connells**- 0116 262 0022

**First for Lettings**- 0116 270 6000 (Guarantor Needed)

**Barkars**- 0116 275 8338 (1 Bed Flats & Bedsits)

**Igloo**- 0116 243 7256

**Spencers**- 0116 202 9931 (Guarantor Needed)

**RUUT Homes**- 0116 365 8888 (Guarantor Needed)

**Aspire Group**- 0116 296 2540 (Guarantor May Not Be Needed)

**Harts Lettings**- 0116 262 6593

**Elmfield Properties**- 0116 245 2148 (Carl Smith)

**Ariya Property Management**- 0116 4030 190/ 07940337213

**Belvoir Lettings**- 0116 366 6333 (guarantor needed)

**Your move**-0116 253 8855(guarantor or 6 months' rent in advance)

**Whitegates**-0116 326 6262(guarantor needed)

**Accommodation Agency**-0116 255 1440

**James Sellicks** -0116 285 4554(guarantor needed)

**ONLINE:**

**Right Move**- <https://www.rightmove.co.uk/property-to-rent/find.html?locationIdentifier=REGION%5E789&propertyTypes=flat&primaryDisplayPropertyType=flats&includeLetAgreed=false&mustHave=&dontShow=&furnishTypes=&keywords=&gclid=EAlaIQobChMI7ZihnKbK6wIVW-vtCh0wogg1EAAYASAAEgl-u D BwE>

**Gumtree**- <https://www.gumtree.com/property-to-rent>

**The House Shop**- <https://www.thehouseshop.com/property-to-rent>

**Mitula**- <https://property.mitula.co.uk/>

**Zoopla**- <https://www.zoopla.co.uk/to-rent/flats/leicester>

**Trovit**- <https://homes.trovit.co.uk/rent>

**Your Move**- <https://www.your-move.co.uk/estate-agent/leicester/find-property-for-rent>

**Place Buzz**- <https://www.placebuzz.com/property-for-rent/leicestershire/leicester>

**Open Rent**- <https://www.openrent.co.uk/properties-to-rent/leicester?viewingProperty=3>

**Frank Innes**- <https://frankinnes.co.uk/rent/search/leicester-city-of-leicester/page1/pricing-monthly>

**For a room in a shared house.**

**Spare Room**-<https://www.spareroom.co.uk/flatshare/leicester>

**Gumtree**-<https://www.gumtree.com/property-to-rent/leicester/room>

**Rightmove**-<https://www.rightmove.co.uk/property-to-rent/Leicester/house-flat-share.html>

**Rooms for let**-<https://www.roomsforlet.co.uk/search/results/?area=19305>

**RoomGo**-<https://www.roomgo.co.uk/east-midlands/leicestershire/leicester-flatshare>

**Mitula**-<https://property.mitula.co.uk/property/to-rent>

**You can also contact Housing associations directly and apply to be added to their waiting list.**

**See list below:**

### **HOUSING ASSOCIATIONS**

PA Housing:

3 Bede Island Road, Leicester, LE2 7EA

Tel: 0300 1232221

Website: [www.pahousing.co.uk](http://www.pahousing.co.uk)

Platform Housing:

1700 Solihull Parkway, Birmingham Business Park, Solihull, B37 7YD

Tel: 0333 2007304

Email: [info@platformhg.com](mailto:info@platformhg.com)

Website: [www.platformhgeast.com](http://www.platformhgeast.com)

Midland Heart Housing Association:

20 Bath Row, Birmingham, B15 1LZ

Tel: 0345 6020540

Email: [contact@midlandheart.org.uk](mailto:contact@midlandheart.org.uk)

Website: [www.midlandheart.org.uk](http://www.midlandheart.org.uk)

Nottingham Community Housing Association:

12-14 Pelham Road, Sherwood Rise, Nottingham, NG5 1AP

Tel: 0800 0138555 / 0115 8443150

Email: [info@ncha.org.uk](mailto:info@ncha.org.uk)

Website: [www.ncha.org.uk](http://www.ncha.org.uk)

Riverside Housing Association:

Riverside Midlands Housing Association

2 Estuary Boulevard, Estuary Commerce Park, Liverpool, L24 8RF

Tel: 03451110000

Website: [www.riverside.org.uk](http://www.riverside.org.uk)

### **Financial assistance:**

If you are signed up with the council and you find a suitable private rented accommodation please ensure you speak to the landlord in anticipation of the council being involved, and also ensure you have viewed the accommodation. The council can assist financially getting the accommodation as they pay directly to the landlord a month rent or 5 weeks deposit.

If this is the avenue you wish to utilise, please provide the following to the council:

- Landlord/Letting Agent name and phone number
- Address and post code of accommodation and bedroom range
- Rent per month and deposit amount

**If you are not signed up to the Council, please contact SHARP with assistance with the deposit.**

### **Guidance:**

If you pay a deposit, your landlord/Lettings Agent must place this money securely with an organisation of their choosing, they must give you the reference number and the name of the company.

Plus your landlord/lettings agent must: -

- Give you a copy of the gas safety certificate if there is gas in the property
- Give you a copy of the energy efficiency form and show electrics have been checked
- Show you a certificate which shows a legionella test has been done (this checks that your water is clean and has no legionella bacteria)
- Give you a clear tenancy agreement outlining your role as a tenant and their role as a landlord/letting's agent.

Please contact SHARP if you have not been given the above in a neat pack on 0116 2546064.

Most letting agents have properties that they will accept DSS tenants for but they may ask for a guarantor.

**If you are struggling to cover your rent you can apply for a Discretionary Housing Payment:**

**Leicester City Council:**

<https://www.leicester.gov.uk/your-community/benefits-and-other-support/discretionary-payments/>

**Oadby and Wigston:**

[https://www.oadby-wigston.gov.uk/pages/discretionary\\_housing\\_payments](https://www.oadby-wigston.gov.uk/pages/discretionary_housing_payments)

**Charnwood:**

[https://www.charnwood.gov.uk/pages/discretionary\\_payments\\_policy](https://www.charnwood.gov.uk/pages/discretionary_payments_policy)

**Blaby:**

<https://www.blaby.gov.uk/benefits-and-support/extra-help-and-support/discretionary-payments/>

**Hinckley and Bosworth:**

[https://www.hinckleybosworth.gov.uk/info/72/once\\_you\\_have\\_your\\_decision/419/discretionary\\_housing\\_payments](https://www.hinckleybosworth.gov.uk/info/72/once_you_have_your_decision/419/discretionary_housing_payments)

**Melton:**

<https://www.melton.gov.uk/benefits/extra-help-and-support/discretionary-payments/>

**Harborough:**

[https://www.harborough.gov.uk/downloads/file/437/discretionary\\_housing\\_payment\\_formpdf](https://www.harborough.gov.uk/downloads/file/437/discretionary_housing_payment_formpdf)

Below is a link to some more advice on financial assistance towards rent in the private sector:

Local Housing Allowance – <https://leicester.gov.uk/your-community/benefits-and-support/local-housing-allowance/>