

Moving to rented housing - a short guide

Renting a property from a private landlord will enable you to leave your Homes for Ukraine host accommodation and get your own living space. If your host cannot continue to have you in their home at some point after the initial 6 months or if you wish to relocate to a different area, you will need find your own accommodation.

1. Are you ready to move into rented housing?

Please consider how much you can afford as you will be responsible for paying:

- rent to the landlord (sometimes 3 months in advance)
- a deposit (usually 5 weeks rent)
- Council Tax - check what [Council tax band](#) an address is in
- energy bills (electricity , gas etc)
- water and sewage
- TV licence and internet
- for your own food

2. What to consider when renting your own place

- You will need to have a Biometric Residence Permit to prove you have a right to rent property in England, as this gives evidence of your immigration status in the UK.
- How much you can afford to pay on rent? Universal Credit payments may be able to help, [Contact Jobcentre Plus: How to contact Jobcentre Plus - GOV.UK \(www.gov.uk\)](#) if you are not sure. If you are not working you may need to be aware of the [Local Housing Allowance rate](#) for the District you wish to rent in. To get an estimate of the benefits you might be entitled to go to <https://www.entitledto.co.uk/>

3. Think about location

- if you have children, do schools need to be within walking distance?
- do you want to be near a doctor's surgery?
- do you want to be near shops?
- Are you working? How far are you prepared to travel to work?
- Do you need public transport services to get about?
- Do you want to stay in the area you are currently or move closer to work or friends?

Be realistic in your expectations – you may not get everything you want so what is the most important?

ALWAYS view the property before you sign or agree anything.

4. What you need to know

When you rent you should be given the current version of the document below by the landlord.

[How to rent: the checklist for renting in England - GOV.UK \(www.gov.uk\)](#)

To prove your status digitally to a landlord or letting agent in England you can use the online service, which is found at: <https://www.gov.uk/prove-right-to-rent>

You may be asked to sign an Assured shorthold tenancy agreement. This is a contractual agreement with your landlord. It may be a formal document or on a single piece of paper.

The following guidance gives advice on what to expect from a landlord

https://england.shelter.org.uk/housing_advice/private_renting/how_to_rent_from_a_private_landlord_or_letting_agent -

5. **Different types of rental/lodging arrangements**

Assured shorthold tenancy – this will give you security of tenure for the time set, not less than 6 months. It normally sets out rules for eviction, when starts, rental value and deposit. Some properties are furnished and some you have to furnish yourself.

Excluded tenancies or licences -You may have an excluded tenancy or licence if you rent a room in a landlord's home and share rooms with them, like a kitchen or bathroom. You will usually have less protection from eviction with this type of agreement.

For more information on a licence [Shelter Legal England - What is a licence? - Shelter England](#)

For more advice on lodging [Lodgers - Shelter England](#)

6. **Where to look for rooms/properties that might be available**

Letting agencies, Estate agents, [Right move](#), [Zoopla](#), newspapers

If you have a friend that is renting, ask them if the landlord has more rooms available to rent. Personal recommendations from an existing tenant can help secure rooms with a landlord.

7. **Typical rental costs in Suffolk - A rough guide**

A room in shared house £400+ per month

3 bed house £800 - £1000 a month

Private rental is highly competitive so search regularly and be available for viewing and ready to move.

8. **What might you be asked to sign**

In most cases (e.g. Rightmove) you will be asked to sign a tenancy agreement. For advice on the content of this see [Assured shorthold tenancies - Shelter England](#)

You might be asked for a guarantor if you are on a low income, this needs to be someone who earns above a stipulated amount who will promise to pay the rent if you fall into arrears.

For a shared room you might be asked to sign a licence.

Never pay a deposit before seeing a property.

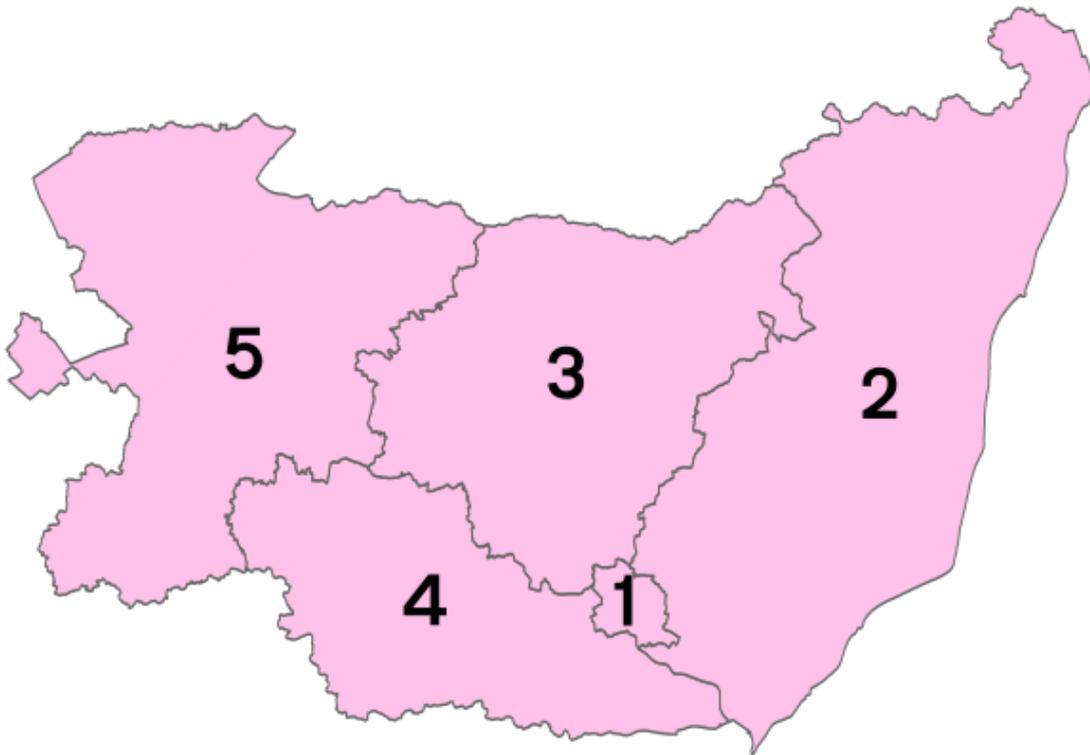
Do not agree to anything you are offered on Facebook or other social media without seeing the property first.

9. **Where to go for help**

[Suffolk Refugee Support](#) can offer employment and training support, support with access to ESOL classes, assistance with benefits applications, bilingual support, and limited support to hosts on processes and accessing services

[Citizens Advice Service \(CAB\)](#) can help with queries about housing, benefits and debt.

If you need help with meeting the requirements requested by a landlord to rent housing, including the initial deposit, speak to your local District or Borough Council Housing Department. Please go to the District or Borough area you are **currently** living in.



1. [Housing Options | Ipswich Borough Council](#)
2. [Homelessness advice and prevention » East Suffolk Council](#)
3. [Homelessness Advice » Babergh Mid Suffolk](#)
4. [Homelessness Advice » Babergh Mid Suffolk](#)
5. [Housing \(westsuffolk.gov.uk\)](#)