

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 can no longer accommodate you after the initial six months, or if you choose to move into independent accommodation, you will need to find your own housing.

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 [Check your Council Tax band](#) an address is in
- Energy bills (electricity, gas etc)
- Water and sewage
- TV licence and internet
- For your food and household expenses

2. What to consider when renting your own place

- You will need to prove you have a right to rent property in England, as this gives evidence of your immigration status in the UK. [Prove your right to rent in England: Overview.](#)
- 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](#) if you are not sure. If you are not working you may need to be aware of the [Search for Local Housing Allowance rates by postcode or local authority](#) for the district you wish to rent in. To get an estimate of the benefits you might be entitled to go to [Benefits Calculator](#).

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 remain in your current area, or move closer to work, family, or friends?
- Be realistic about your expectations. You may not find a property that meets all your requirements, so consider what is most important to you.
- **ALWAYS** view the property before you sign or agree anything.

4. What you need to know

The following guidance explains what you can expect from your landlord and your responsibilities as a tenant.

- It will be helpful to read the following for information - [Private renting: Tenancy types - 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 [Prove your right to rent in England: Overview](#)
- You may be asked to sign [Assured periodic tenancies: a guide for tenants](#). This is a contractual agreement with your landlord.
- The following guidance gives advice on what to expect from a landlord [Where to look for a private rented home - Shelter England](#)

5. Different types of rental/lodging arrangements

Assured Periodic Tenancy (APT)

An assured periodic tenancy (APT) is a type of tenancy held between a landlord and a tenant. A tenancy will be an APT if all of the following apply:

- the property is your main accommodation
- your landlord does not live in the property
- you have your own room - you might share a bathroom or kitchen with other tenants

An assured periodic tenancy cannot have an end date. If your landlord tries to create an assured periodic tenancy with an end date, the end date will not apply. You can complain to the council and your landlord could be fined.

Assured periodic tenancies run on a rolling basis, usually weekly or monthly.

This means that the tenancy continues until one of the following happens:

- you and your landlord decide together to end the tenancy
- you decide to end the tenancy
- your landlord regains possession of the property

Excluded tenancies or licences

You may have an excluded tenancy or licence if you rent a room in your landlord's home and share facilities, such as a kitchen or bathroom, with them.

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, [Rightmove](#), [Zoopla](#), and 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 a shared house: £500+ per month

Three-bedroom house: £1,000+ per month

The private rental market is highly competitive. Search regularly, attend viewings promptly, and be prepared to move quickly if you find a suitable property.

8. What you might be asked to sign

In most cases (e.g. Rightmove) you will be asked to sign a tenancy agreement. For advice on the type of tenancy you can sign please visit [Shelter](#) or [Private renting: Tenancy types](#).

A guarantor is someone who agrees to pay the rent if you are unable to do so. They will usually need to meet minimum income requirements set by the landlord or letting agent.

For a shared room you might be asked to sign a licence agreement or a Lodgers agreement

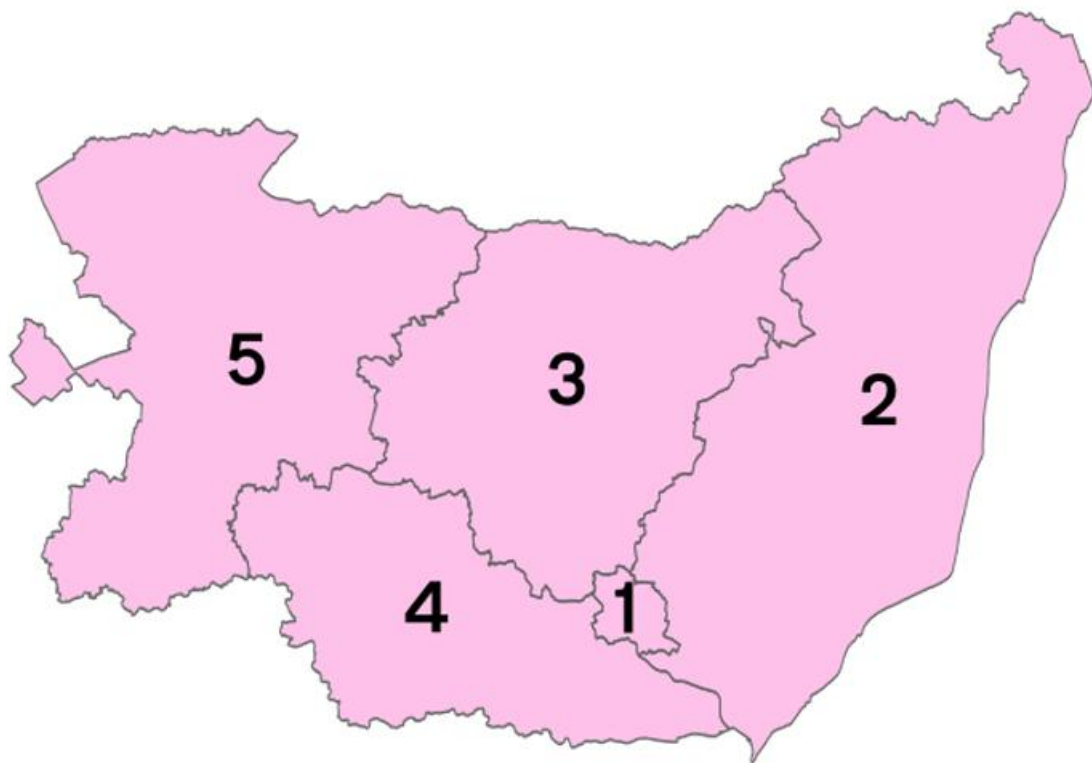
Never pay a deposit before seeing a property.

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 provide employment and training support, assistance accessing ESOL classes, help with benefits applications, bilingual support, and limited support for hosts accessing services and processes. [Citizens Advice](#) (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 contact the Housing Department of the district or borough in which you currently live.



1. [Housing Options | ipswich.gov.uk](https://www.ipswich.gov.uk/housing)
2. [Housing | East Suffolk Council](#)
3. [Housing - Babergh District Council](#)
4. [Housing - Mid Suffolk District Council](#)
5. [Housing West Suffolk](#)