

Assistance with your search for a Private Rented property

This guide is to offer further assistance in finding suitable and affordable accommodation for you and your family. If you are entitled to full housing benefits then please use the guide below when looking for a suitable property. You will only be entitled to the rate which best suits your circumstances (i.e. parent(s) and 1 child would require 2 bedrooms = £548.51 per month).

Local Allowance Rate for Nottingham City		
Shared Accommodation Rate:	£80.55 per week	£349.05 per month
One Bedroom Rate:	£108.16 per week	£468.69 per month
Two Bedrooms Rate:	£126.58 per week	£548.51 per month
Three Bedrooms Rate:	£143.84 per week	£623.30 per month
Four Bedrooms Rate:	£184.11 per week	£797.81 per month

If you find a property that is outside of the city then please double check the local housing rates for that area, as rates may vary. You can visit www.lha-direct.voa.gov.uk and simply search by the post code of the property.

As you have been advised to be actively looking for suitable and affordable private rented properties, we have found it to be very beneficial if you visit Letting Agents personally. You are then able to develop a relationship with them and personally explain your needs and requirements. There are also a variety of websites you can visit;

- o Right Move
- o Zoopla
- o On the Market
- o Open Rent (This is contacting Landlords directly)
- o Homes24.co.uk
- o Inyourarea.co.uk
- o Gumtree

Please be advised that Letting Agencies may undertake reference and credit checks.

The process

Once you have found a property which is both affordable and suitable;

1. View the property (**Before you pay a holding fee, check that this will be refunded if you are unsuccessful in your application for the property, and that it will be taken off the first month's rent if you are successful!**)
2. Contact us or bring the details in to us at Housing Aid (i.e Property details, Landlord/ Letting contact details, rent/deposit requirements)
3. We will conduct an affordability check with you to ensure it is suitable
4. We will be in contact with the Letting Agents/ Landlord to confirm details and discuss what they require to secure the tenancy. We will also obtain documents such as EPC/ EICR/ Gas safety certificate and a draft tenancy agreement.
5. The Letting Agent/ Landlord will be in touch with you if they are happy to accept the terms.

Reminder - If you have registered on Homelink you can continue to bid on properties. Even if you secure a private rented property, you are still able to bid on Homelink on Band B for up to 12 months from the start of your Personalised Housing Plan.

Useful details

NPRAS Team: 0115 876 1644 (Nottingham Private Rented Assistance Scheme)

Email: bond.scheme@nottinghamcity.gov.uk