

Finding a home

The Council has a list of landlords and estate agents who may have properties for rent. This information is provided as a guide and Gedling Borough Council cannot recommend a particular landlord or estate agent. '**Getting a House in Gedling**' is available from the housing department reception.

Accommodation agencies are listed in the Yellow Pages and will match you with the properties they have available. Most make a charge for this, but they cannot charge you unless they actually find and rent you a home.

Private housing is advertised in the local newspaper and through cards in newsagents windows.

When you are house hunting you are advised to be aware of your own safety. Try to view houses with someone you know, or let somebody know where you are going.



Where to go for help

Gedling Borough Council Housing Department

Advice on housing problems and homeless applications.

0115 901 3660 or 0115 901 3662

Gedling Borough Council Housing Benefit Department

Paid to people on low incomes without large savings. Staff help you make a claim or sort out problems. Pre-Tenancy Determinations are available.

0115 901 3970

Citizen's Advice Bureau

Regular surgeries in Arnold, Carlton, Calverton and Netherfield.

08701 264 093

Shelter

Advice on all housing issues.

0115 911 0990

Private renting



This leaflet is available in larger print, on tape and in other languages.

Please call 0115 901 3681



Private renting

There are houses, flats and bedsits available to rent privately throughout Gedling Borough and in the surrounding areas. Renting privately means you can probably find the sort of property you are looking for in the area you want and you are likely to be able to move in quickly.

Your rights

Most tenants in the private sector will have an assured shorthold tenancy. This means that your landlord can ask you to leave after six months. But they must give you at least two months notice.

You cannot be evicted from your home without a court order. The landlord cannot harass or threaten you to make you leave – this is illegal. If you do not leave at the end of a notice to quit the landlord must apply to the court. However you may be required to pay the court costs. If you are given a notice to quit seek advice as early as possible. You may have a right to stay in your home.

If you decide to leave your home you can normally give your landlord reasonable notice in writing. If you have a fixed term tenancy your landlord can require you to pay rent until the tenancy expires, even if you are no longer living there. If you want to end your tenancy, get advice on how to do it properly.

Slightly different rules apply if your landlord lives in the same building as you. The organisations listed overleaf can advise you on your rights.

Rent and deposits

Private renting can be more expensive than renting from a Council or Housing Association. Housing Benefit can help you pay the rent if you are on a low income or on benefits.

Housing Benefit might not pay for all of your rent. If there is a shortfall you are responsible for paying the difference to your landlord. It is important that you do not move into a property you cannot afford. The Council's Housing Benefit

Department can give you a Pre-Tenancy Determination. This looks at your circumstances and tells you how much benefit you would get on that property.

Most private landlords ask new tenants to provide a deposit and rent in advance. This can mean finding several hundred pounds before you move in. There are schemes which can help if you cannot afford this. To check if you are eligible ask the housing department for details.

If you pay a deposit the landlord must return it to you at the end of your tenancy. However they can keep money to cover any rent you owe or to pay for damage you have caused or cleaning that must be done.

There are simple steps you can take to protect your deposit. Make sure you get a receipt. Agree an inventory of the contents and condition of the property with the landlord before you move in. Seek advice from one of the organisations listed overleaf if there are problems with getting your deposit back.

