

Contact Us

East Suffolk Lettings offer a 'rent-guarantee' scheme for homeless household. We cannot be a guarantor, but the scheme is similar and offers guarantees to the landlord - contact us for more information.

Struggling with rental payments?

Discretionary Housing payment

Money is available to help people who receive Housing Benefit or the housing element of universal credit.

www.angliarevenues.gov.uk/eastsuffolk

Suffolk local welfare assistance scheme

The local welfare assistance scheme (LWAS) helps those experiencing financial hardship and provide financial help, guidance and advice.

www.suffolk.gov.uk/community-and-safety/communities/healthier/suffolk-local-welfare-assistance-scheme/

For support and advice start with us

East Suffolk Lettings

T: 0333 016 2000 and ask to speak to East Suffolk Lettings

E: EastSuffolkLettings@eastsuffolk.gov.uk

www.eastsuffolk.gov.uk/housing/east-suffolk-lettings

Shelter

Advice guides and letter templates for private tenant and people looking for a home through a private landlord or letting agent.

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



GUIDE TO RENTING PRIVATELY



East Suffolk Lettings are pleased to offer you the chance to rent with us – the guaranteed Rent Scheme offers you an affordable, good quality sustainable property that meets your needs.

Key benefits of the Guaranteed Rent Scheme for you:

A more affordable rent - Your rent is paid to us every month and we pay your landlord - you will set up a payment arrangement - your rent is paid monthly. Your rent may be set in line with the Local Housing Allowance (LHA) or up to + 10% higher depending on the size of property you are renting. For LHA rates visit: lha-direct.voa.gov.uk/

A longer term, more secure tenancy - An initial 6/12 month Assured Shorthold Tenancy offering security of tenure.

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No upfront costs for you - The deposit is covered with a deposit bond provided by the Council.

A wider choice of location and type of property - East Suffolk Lettings works with private landlords across East Suffolk District Council area.

On hand advice and support throughout your tenancy - East Suffolk Lettings will be on hand throughout your tenancy. We will conduct regular routine inspections and help you with any tenancy related issues.

Certain eligibility criteria apply, details are available on request.



Five step guide to private renting

1 Think about what you can afford?

Check out these websites to maximise your income.

Entitled to - Use the online benefits calculator to find out what benefits you may be entitled to. You can also access their on line budgeting plan and many other helpful tools to help you manage your finances and entitlements to benefit.

www.entitledto.co.uk

MoneyHelper - They offer support over the phone and online on how to help you improve your finances, they have tools and calculators to help keep track and plan ahead.

www.moneyhelper.org.uk

2 Think about where you want to live

There are a number of websites you can use to find available properties. Below is a selection to try. Most sites allow you to filter the area you want to live in, the price you can afford, as well as property size.

www.rightmove.co.uk

www.zoopla.co.uk

www.gumtree.com

www.spareroom.co.uk

www.openrent.co.uk

3 Found somewhere?

Make sure you know and understand your rights as a tenant. Check out the official guidance on rent increases, tenancy agreements etc.

www.gov.uk/private-renting

4 Poor credit history?

Be honest about your credit history - A landlord or letting agent must ask your permission to carry out a credit check. Check you credit score for any problems – Experian.co.uk offer a free credit score.

5 Guarantors

A guarantor is someone who agrees to pay your rent if you miss a payment – usually a guarantor is someone with a good credit and a good income. A private landlord or letting agent may ask you to provide a guarantor if you have a poor credit history or a low income or are claiming benefits.