



**THINKING OF RENTING PRIVATE
ACCOMMODATION?**

LIKELY TO NEED HELP WITH THE RENT?

GUIDE TO PRIVATE LANDLORDS / LETTING AGENTS.

Aldreds 143 London Road North Lowestoft NR32 1NE	01493	565432
Housemartins 3 Police Station Road Lowestoft NR32 1NY	01502	589818
Durrants 10 Market Place Beccles NR34 9HA	01502	712122
12 Thoroughfare Halesworth IP19 8AH	01986	872553
98 High Street Southwold IP18 6DP	01502	723292
Elizabeth Holdings PLC 28 High Street Lowestoft NR32 1HY	01502	589241
Flagship Housing	01603	255425
Gage 89 London Road South Lowestoft NR33 0AS	01502	573158
Goddards Town Rooms Thoroughfare Halesworth	01986	874400
Hardimans 134 London Road North Lowestoft NR32 1HB	01502	711400
Howards 132 London Road North Lowestoft NR32 1HB	01502	569416
28a New Market Beccles	01502	714500

G Knights and Son 51 Wollaston Road Lowestoft	01502	573396
Leaders (do not accept homefinder) 81 High Street Lowestoft NR32 1NX	01502	442572
Lowestoft Lettings	07944	871037
One Estates 115 High Street Lowestoft NR32 1HN	01502	569930
Paul Hubbard Estate Agents 178 – 180 London Road South Lowestoft NR33 0BB (may take Benefit Tenants)	01502	531218
Pheonix Estates 4 – 6 Ashurst Place London Road Pakefield NR33 7AE	01502	568965
Shaws of Lowestoft 42 High Street Lowestoft NR32 1HZ	01502	502061
Tarrants Property Services Ltd Bevan Street East Lowestoft (will take Benefit Tenants but they will need a guarantor who is a home owner)	01502	573177
Taylor Properties 19 - 21 Station Square Lowestoft NR32 1BA	01502	574688
Together Lettings (Darren Williams) 17 Nethergate Street Bungay NR35 1HE	01986	897871
Waveney Property Services Mr Jaffer	07789	540311
Your Property Solutions 35 Blyburgate Beccles NR34 9TF	01502	471058

HOSTELS FOR EMERGENCY ACCOMMODATION

LOWESTOFT

Phoenix House – Young Single Persons	01502	587061
Fyffe Centre – Hostel for over 25's	01502	569033

GREAT YARMOUTH

Beulia House	01493	331524
St Matthews (Referral)	01493	302110

NORWICH

Bishop Bridge	01603	666563
St Edmunds	01603	622035
Y M C A	01603	620269
Ridley	01603	764281

CAMBRIDGE

Jimmy's Night Shelter	01223	576085
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IPSWICH

Salvation Army (Men)/London House	01473	251070
Y M C A	01473	252456
St Matthew's Womens' Hostel (Referral)	01473	226949

COLCHESTER

Salvation Army	01206	549885
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BURY ST EDMUNDS

Tayfen	01284	725487
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CHELMSFORD

Night Shelter	01245	252410
	07739	725487

WYMONDHAM

Hostel (Referral)	01953	602456
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PROPERTY INFORMATION FORM

Name of Client:

Contact Number:

Bond Scheme Property Address:
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..... Postcode:

Landlord Name:

Landlord Address:
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..... Postcode:

Landlord Contact Number:

Description of Property:

Bedrooms: Reception Rooms:

House: Flat: Bedsit: Bungalow:

Rent: per

Additional Household Members:

Caseworker:

LOCAL HOUSING ALLOWANCE

Local Housing Allowance is a new way of working out new claims for Housing Benefit for tenants renting accommodation from a private landlord. It also affects tenants already getting Housing Benefit who move into accommodation rented from a private landlord. Local Housing Allowance will apply from 7 April 2008. If you live in council accommodation or other social housing, Local Housing Allowance will not affect you.

With Local Housing Allowance, your benefit is not usually based on the property you live in. It is usually based on:

- who lives with you
- which area you live in
- how much money you have coming in
- what savings you have

In some cases the amount of benefit you are entitled to will be affected by other things. These can include:

- how much your rent is
- whether anyone living with you is expected to contribute to your rent

See our leaflet, **WORKING OUT YOUR LOCAL HOUSING ALLOWANCE**, for more details about this. See the further information on the back page.

How will I get my benefit if Local Housing Allowance applies to me?

Usually, you will have your benefit paid directly to you. It will be paid directly into your bank or building society account, if you have one, or by cheque.

If you do not already have a bank or building society account, you might want to set one up. That way you can arrange to pay the rent to your landlord automatically, using a standing order.

You can get advice about opening and running a bank account from any bank or building society. You can also get advice from a welfare organisation such as Citizens Advice.

It is up to you to pay the rent to your landlord. If you don't pay your rent, you may be taken to court and evicted from the property.

What will happen if I use my benefit for something else?

Your benefit is for you to pay your rent with. If you do not use your benefit to pay your rent, your landlord may take you to court or try to evict you and you may lose your home.

Change of circumstances

If you are getting Housing Benefit and you move to a new address or other circumstances change, you should tell us straightaway. You may need to make a new claim for Housing Benefit.

Why are we introducing Local Housing Allowance?

Local Housing Allowance gives tenants more choice in where they live and it's fairer too. This is because with Local Housing Allowance:

- you will be entitled to the same amount of benefit as people in the same circumstances as you
- you can find out how much benefit you can get before you rent a property
- you will usually get your benefit paid to you. It is up to you to pay the rent to your landlord
- you will find out about your benefit more quickly than before

Further information

If you would like more information on Local Housing Allowance

- phone your Housing Benefit Department on 01502 523535
- look on the Anglia Revenues Partnership website at www.angliarevenues.gov.uk
- visit www.direct.gov.uk