

# Finding private rented accommodation



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“ Strategic and Community Housing Services works to meet Haringey’s current and future housing need ”



# Finding private rented accommodation

This leaflet provides information and advice on how to find private rented accommodation that meets your needs.

## Types of private rented accommodation

There are many different types of private rented accommodation. Your circumstances will determine which type of accommodation is more suitable for you.

### You could:

- ⦿ rent a room in a family home and perhaps share meals with them
- ⦿ rent a bedsit within a family home and share a bathroom, kitchen and prepare your own meals
- ⦿ rent completely self-contained accommodation with your own front door.

## How do I find private rented accommodation?

Most local newspapers and magazines have an “accommodation to rent” section. You can also find details in classified advertisement magazines and papers such as **Loot**.

You can find a wide variety of newspapers and magazines at your local library or on the internet. Classification websites such as **Gumtree** or **Right Move** also advertise private rented accommodation.

Letting agencies and estate agents will have details on a wide range of private accommodation, while some local shops have notice boards advertising rooms and properties for rent.

Please note: If you receive housing benefit and decide to move out of Haringey, you will have to reapply to the new borough.



## Viewing private rented accommodation

The private rented accommodation market is a large one. There are often many people chasing the same property, so to safeguard yourself try to view as many as possible.

### Take with you:

- ⊙ an A to Z map of London
- ⊙ pen and paper
- ⊙ a supply of coins
- ⊙ credit for your mobile phone
- ⊙ an Oyster card for buses and the Tube
- ⊙ a British Rail travel card for overground rail travel.

## Once you have found a property

Before moving into the property, you may be required to provide a deposit or several weeks rent in advance. This money is to protect the landlord in case there is any damage to the property, furniture or furnishings.

Your landlord may also ask you for references from:

- ⊙ your previous landlord
- ⊙ bank
- ⊙ building society
- ⊙ employer.



## Types of tenancy

If you moved into your accommodation after 28 February 1997 and your landlord doesn't live in the premises, you are an **assured shorthold tenant**.

Most new tenants since 15 January 1989 who share living accommodation with the landlord are **'excluded' tenants**. We recommend you seek advice before accepting a property where the landlord shares the property.

## How much will I need to pay?

This is up to the landlord. However, the amount requested should not exceed two months rent.

If you need more information on deposits or advance rent payments, or if you have any doubts about paying the money, contact the Preventions & Options Team (see page 10).

## How safe is my deposit?

As of 6 April 2007, all landlords and lettings agents taking deposits from assured shorthold tenants (see above) must place these in a **deposit protection scheme**. This is to ensure that you get all or part of your deposit back, provided you are entitled to it.

You will receive a deposit identification number, which will allow you to access your account online at any time.

However, the scheme does not apply to Excluded Tenants (see above).

### **What happens if the landlord doesn't comply?**

If the tenant (or the person who paid their deposit) believes that the landlord isn't complying with the deposit protection scheme, they can take them to court.

If the landlord is found guilty, the court can order the person holding the deposit to repay it to the tenant, or pay it into a custodial deposit scheme, within 14 days.

The court must also order the landlord to pay the tenant three times the deposit amount as a penalty.

## Advance rent

Please note that an advanced rent payment is non-refundable. Your landlord could use it to cover rent at the beginning or – usually – towards the end of the tenancy. However, if you miss a rent payment at any time during the tenancy, your landlord or agent could use this advance rent payment to make up the shortfall.

## Help with costs

If you are in receipt of Income Support, Job Seekers allowance, Child Tax Credit or Working Tax Credit, you may be entitled to Housing Benefit. However, even if you receive Housing Benefit, you may still have to pay something towards your rent.

Your local Job Centre Plus may in some circumstances consider offering you a loan for advance rent, though it will not consider a loan for a deposit.





### What do I need to do next?

Read the tenancy agreement before you sign it. It should give you details about most of the things you need to know before you decide to accept the accommodation.

### Checklist:

- ⊙ Which rooms are mine?
- ⊙ Which rooms do I share?
- ⊙ What are the shared parts of the property?
- ⊙ What furniture is provided?
- ⊙ Is there bedding?
- ⊙ Is there kitchen equipment?
- ⊙ Is there a washing machine?
- ⊙ How much is the rent?
- ⊙ Does the rent include electricity, gas and/or water rates?
- ⊙ What else does the rent include?
- ⊙ Is the rent paid monthly or weekly?
- ⊙ Where are the meters located?
- ⊙ Who is responsible for decorating?
- ⊙ Can I use the garden?
- ⊙ Are there security locks on the front and back doors?
- ⊙ Will the property and my belongings be secure?
- ⊙ Who is the landlord or agent?
- ⊙ How will I contact them?

Look at the furnishings and furniture, make notes, and take



photographs if necessary. Make a full list of the items in the property and state the condition of the items. Finally, ask your landlord to sign the **inventory**.

You will also have to inform various people of your new address, such as your GP, dentist, work, bank and building society.

For details on what do if you need to report a repair, see our separate leaflet 'How to get repairs done'. This is available at Haringey Council's Customer Service Centres.



## Useful contacts

### **Haringey Council information**

You can contact our customer services by telephone on:  
020 8489 1000  
Or visit our website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

**Or:** come to one of our Customer Service Centres

Open hours Monday to Friday  
8:45 to 5pm

### **Hornsey Customer Service Centre**

Hornsey Town Hall Annexe  
The Broadway  
Crouch End  
London N8 9JJ

### **North Tottenham Customer Service Centre**

639 High Road  
London N17 8BD

### **South Tottenham Customer Service Centre**

Apex House  
820 Seven Sisters Road  
London N15 5PQ

### **Wood Green Customer Service Centre**

48 Station Road  
London N22 7TY

*For more information about the advice provided in this leaflet contact:*

### **Prevention & Options Team**

Apex House  
820 Seven Sisters Road  
London N15 5PQ

020 8489 4309 or 0845 076 2700

[preventionandoptions@haringey.gov.uk](mailto:preventionandoptions@haringey.gov.uk)

[www.haringey.gov.uk/housing](http://www.haringey.gov.uk/housing)

### **Buying your own home could be an option**

For useful guides and advice on many housing options and buying your own home, please pick up a leaflet from any Customer Service Centre, or download information from our website.

Français

Ce feuillet est votre guide aux locations de propriétés à Haringey. Pour en obtenir un exemplaire gratuit dans votre langue, veuillez cocher la case, compléter et renvoyer le formulaire à l'adresse au port payé ci-dessous.

Shqip

Kjo fletushkë është udhëzues për ju për të marrë me qira pronë në Haringej. Për një kopje falas në gjuhën tuaj, shënjoni  kutinë, plotësoni formularin dhe dërgojeni në adresën e mëposhtme me Postim Falas.

Kurdî Kurmancî

Ev belavok ji bo kirêkirina milkan li Haringey rêberîya we dike. Heke hun kopîyeke bi zimanê xwe ya bêpere dixwazin, qutkê îşaret bikin, formê tije bikin û wê ji navnîşana posta bêpere ya jêrîn re bişînin.

Soomaali

Warqaddani waa hagahaagii ku saabsanaa sida Haringey guri looga kiraysto. Si aad u hesho koobbi lacag la'aan ah oo luqaddaada ku qoran, Calaamadi sanduuqa, oo foomka buuxi kuna soo celi cinwaanka kharii boosta hore loo sii bixiyay ee hoose.

Polski

Brozura ta dotyczy wynajmu mieszkań w Haringey. Aby uzyskać bezpłatną kopię w swoim języku, należy zaznaczyć odpowiednie miejsce fajką, wypełnić formularz i odesłać go na bezpłatny adres znajdujący się poniżej.

Türkçe

Bu broşür Haringey'de mülk kiralama rehberinizdir. Kendi dilinizde ücretsiz bir kopyası için kareyi işaretleyip formu doldurarak, aşağıda verilen, posta ücreti gerektirmeyen adrese gönderiniz.

Please tell us if you would like a copy of this leaflet in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

- In large print     On audio tape     In Braille
- In another language, please state:



Name:  Tel:

Address:

Email:

Please return to: Freepost RLXS-XZGT-UGRJ, Haringey Council,  
Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

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