

Contact Us

Central Suffolk Lettings offer a 'rent-guarantee' scheme for homeless households - 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 for more details go to:

www.babergh.gov.uk/benefits/discretionary-housing-payments
www.midsuffoll.gov.uk/benefits/discretionary-housing-payments

Suffolk local welfare assistance scheme

The local welfare assistance scheme (LWAS) helps those experience financial hardship, they provide financial help, guidance and advice. For more information visit:

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

For support and advice start with us, Central Suffolk Lettings:

Email: landlords@babermidsuffolk.gov.uk

www.centralsuffolklettings.co.uk

Other useful contacts

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

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

Houses for Homes: www.houses4homes.org

Guide to Renting Privately



Central Suffolk Lettings Partnership are pleased to offer you the chance to rent with us – the guaranteed Rent Scheme offer 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 sized property you are renting. For LHA rates visit: www.lha-direct.voa.gov.uk

A longer term, more secure tenancy - A 6/12 month Assured Shorthold Tenancy to begin with a deposit bond provided by the Council.

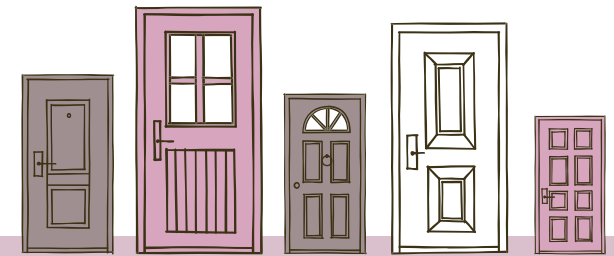
No upfront costs for you - The deposit is covered with a deposit bond provided by the Council.

A wider choice of location and type of property - Central Suffolk Lettings works with private landlords across Babergh and Mid Suffolk.

On hand advice and support throughout your tenancy - Central 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.

5 step guide to private renting



Step One

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

Money Advice Service

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.moneyadvice.service.org.uk

Step Two

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

Step Three

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

Step four

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 your credit score for any problems - Experian.co.uk offer a free credit score.

Step five

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.