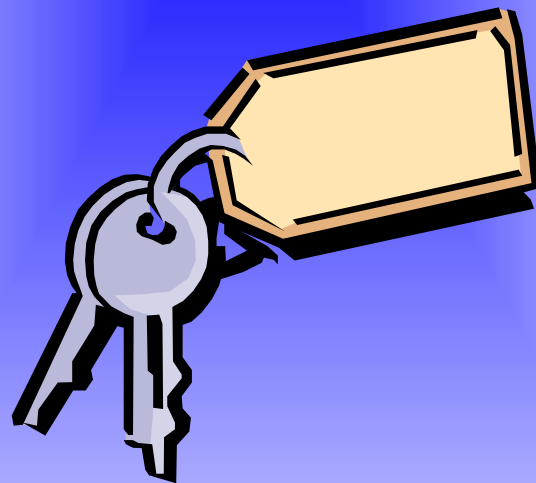




RYEDALE DISTRICT COUNCIL

A Guide to Finding Privately Rented Accommodation



Guide to Finding Privately Rented Accommodation

Ryedale District Council does not have any housing stock as it transferred all its properties to Ryedale Housing Association some time ago. This booklet provides some basic information to try and assist you to access accommodation in the private sector, however if you are homeless, or facing homelessness, you should come directly to the Council as there are specific procedures in place to try and assist people who find themselves in such a situation.

Finding somewhere to live in the private rented sector can be a long, painful process. If you follow a few basic rules, it is both easier and more likely to be successful. Think hard before you leave your present accommodation. It may be easier to resolve any problems you may be having at your current accommodation rather than moving.

Ask yourself

- Where do I want to live?
- What kind of accommodation do I want?
- How much can I afford?

If you are under 25, single and in receipt of housing benefit, you will probably only be eligible for enough housing benefit to cover a room in a shared house. The maximum rent allowed in Ryedale is approximately £40.00 per week. If anything is included in the rent, for example, electricity, gas or water rates, then this is always deducted from the housing benefit payable.

Where to Look

Ryedale District Council maintains a list of available privately rented accommodation, which is collected from local estate agents. This is updated on a regular basis.

Local newspapers, shop windows and supermarket notice boards often carry advertisements for accommodation to rent.

Local estate agents have property to let.

Ask your friends or your workmates if they know of any properties.

The main social housing provider in Ryedale is Ryedale Housing Association. In order to be considered for one of their properties, you will need to fill in a waiting list application form.

Note

When renting from local estate agents you will probably need a months rent in advance and a cash bond. You will also probably be charged legal fees for the drawing up of a tenancy agreement. Alternatively, a private landlord may not charge you the legal fees.

Ryedale Bond Guarantee Scheme

Ryedale District Council currently run a bond guarantee scheme for those people in receipt of a means tested benefit or currently on a low income, who are unable to provide the necessary bond to enable them to move into a privately rented property themselves.

For further details contact Mrs L Gould at Ryedale District Council.
Telephone 01653 600666 ext. 266.

Making an Appointment

When you see something you are interested in, telephone and make an appointment to visit the property.

- explain where you got the number from
- give your name
- ask how much the rent is (do not mention at this stage that you will be in receipt of Housing Benefit or if you are on the Ryedale Bond Guarantee Scheme unless you are specifically asked)
- ask when the property will be available and for how long
- make an appointment asking for directions to the property if needed.

At the interview

- be on time
- be clean, smart and tidy (you need to impress the landlord/lady or estate agent that you will be a suitable tenant)
- be polite, respectful and assertive
- be prepared to answer questions.

Questions the landlord/landlady/estate agent might ask you

- What and where was your previous accommodation? Why have you left it? Can you get a reference from a previous landlord?
- What are your financial circumstances? Will you be in receipt of housing benefit? Are you likely to find work?

- How old you are?
- How long do you intend to stay (normally you will be offered a six month assured shorthold tenancy, but landlords prefer tenants that want to stay for longer if possible).

You need to ask

- How much is the rent?
- What does the rent include e.g. bills?
- Are you or the landlord/lady responsible for the water rates?
- Are you or the landlord/lady responsible for the council tax?
- Is the landlord/lady going to give you a written agreement?
- Is a bond required? If so, how much?
- Is the property furnished/unfurnished?
- Is rent in advance required? If so, how much?

If you go along to a property, try to take an application form for a pre-tenancy determination and for housing benefit. If you like the property and the landlord/lady is willing to rent the property to you, this will enable you to make your housing benefit claim more quickly.

The following are some things to check in a property

- How many other people live in the property?
If any, try and find out a little bit about them.
- Does the landlord/lady live in the property?
- Are there any rules about smoking, visitors, pets etc?
- What are the facilities like? Are they shared?
- Does the landlord have an up-to-date gas safety certificate?
- Do the gas or electric fires work?
- Is the heating in the property adequate?
- Is the property in a good state or repair?
- Is the gas/electric and water on pre-payment meters? These can be expensive and therefore it is worth trying to get an indication of likely costs for these services.

Decoration

- Does any decorating need doing? If so, have you agreed anything with the landlord?

Repairs

- Does the roof look sound? (Have the gutters got plants growing out of them?)
- Are the drains blocked?
- If any repairs need doing, has the landlord agreed to do the repairs? Do you have it in writing (landlords are less likely to do repairs once you have moved in to the property)
- Is there any evidence of dampness/condensation in the property
- Are you responsible for any repairs? If so what?

Safety

- Are smoke detectors fitted? Do they work?
- Are there fire extinguishers/fire blankets?

Further information on privately rented accommodation and your rights is available from Ryedale District Council.

Telephone 01653 600666 ext. 266 or 265.

Useful Telephone Numbers

Ryedale District Council 01653 600666

Ryedale Housing Association

Eastern Area Office 01653 600300

Central Area Office 01904 754420

Police 0845 6060247

Job Centre Plus 01653 685848

Citizens' Advice Bureau 01653 692740

Benefits Agency

York 01904 682100

Scarborough 01723 504000

Domestic Abuse Services 01723 365058

Outreach worker 01723 507089

Estate Agents/Landlords

Cundalls

www.cundalls.co.uk

Malton 01653 697820

Pickering 01751 472766

McBeath Properties

www.mcbeathproperty.co.uk

01653 697767

Bulmers Letting Agency

www.bulmersletting.co.uk

01653 697569

Park Row Properties

www.parkrowproperties.co.uk

01653 691100

C E Rawlings & Co

www.fish4homes.co.uk

Malton 01653 600078

Pickering 01751 477329

Estate Agents/Landlords cont'd

Rounthwaite & Woodhead www.rounthwaite-woodhead.co.uk
Malton 01653 600747
Pickering 01751 472800
Kirkbymoorside 01751 430034

Beanland Illingworth www.beanland-illingworth.co.uk
Pickering 01751 475557

Boulton & Cooper www.boultoncooper.co.uk
Malton 01653 692151
Pickering 01751 472724
Kirkbymoorside 01751 432792
Helmsley 01439 770232

Reeds Rains, Malton www.reedsrains.co.uk
01653 692479

Illingworth Wood, Kirkbymoorside 01751 431107

Mark Stephenson www.markstephenson.co.uk
Malton 01653 692500
Pickering 01751 476900

Fitzwilliam Estates, Malton www.maltonestate.co.uk
01653 692849

Yates & Son, Malton 01653 693215