

What are my options if I want to rent privately?

- If you're a single adult over 35 years old and you are not working or in receipt of any disability benefits, then you are able to claim in housing costs each month a maximum amount of £959.34 depending of the borough, town or city, on top of this amount, you will continue to receive your universal credit award of £324.84 each month to help you with your utilities, food and everyday living costs.
- If you're a single adult under 35 years old and you are not working or in receipt of any disability benefits, once you have resided in supported accommodation for at least 3 months, you also will be entitled to claim a maximum amount of £959.34 in housing costs each month.
- If you are working, please contact the office, as we will be able to complete an online benefit calculator that will work out how much you will be entitled to claim in housing costs.
- If you are in receipt of any disability benefits then you will be entitled to claim the full local housing allowance for any area in the United Kingdom, please contact the office for more information.

Are there any landlord or letting agents who accept tenants claiming benefit?

Yes, there are several letting agents who accept client that are not working and who will require assistance from universal credit to pay their rent each month.

Who are they?

The following letting agents accept clients who claim welfare benefits to pay their rent, a guarantor is not required, there is no money for you to pay for referencing or to register, the agents are happy to accept the rent in advance and deposit from the council on your behalf.

1. **Choicelets** – Studios
2. **Smartlet Estates** – Studios and shared houses
3. **Caridon property limited** – Studios
4. **Sunshine Estates** – Studios and shared houses
5. **Freshview Estates** – Studios
6. **Amity Estates** – Studios and shared houses
7. **Freshstart Housing** – Shared houses

What do I need to do?

The first step is to contact the office so we can complete an online benefit calculator to confirm what you will be entitled to claim in housing costs. Once we know how much you are entitled to, we can email the letting agents with your information and affordability and ask them to email over any suitable properties they have within the price range for you to go and view. To make the process move quickly at the viewing stage, you should take along with you,

- 3 Months bank statements
- 3 Months universal credit award payment statements
- Photo ID or birth certificate

as the agent will always require this, we will also require this information to send to the Croydon council when we apply for the 1 months rent in advance and 1 months deposit, an income and expenditure form will also need to be completed as this will illustrate the property is affordable and you have budgeted for utilities, food and everyday living costs.

Is there anything else I can do?

Now that you know what you are entitled to claim in housing costs and what the process is, you can speak to friends and family who may know of a landlord or letting agent who may have a property to let and would be happy to receive a recommendation or the friend or family member may have accommodation that they could rent to you (For more information please contact the office)

You can also search on Gumtree, Friday ad and sparerroom.co.uk, we can help you draft a template that you can edit and copy and paste to landlords and agents, you can come and use the computer in the office.

What about help with moving costs?

We can help you apply to the Croydon borough council for a discretionary housing payment to help with removal costs, for this you will need to

- Complete a budget planner
- Obtain a minimum of 3 removal quotes
- 3 months bank statements
- Provide tenancy agreement for the new property.

Can I get any help with furniture and white goods?

There are some charities who we can contact and apply for a grant for help with furniture and whites goods.

If there is anything you are unsure about or have any questions, please do not hesitate to call the office on 0203 441 7710 or to reach out to your support worker.

Kind Regards

Albany Housing Trust