

## **Finding Private Rented Accommodation**

It is important you know your rights before you contact an accommodation agency. The information below highlights some key points to consider before renting a property.

### **What an accommodation agency is**

An accommodation agency is a business that lets out houses, flats, bed-sits and rooms on behalf of landlords. The cost of this service is charged to either the landlord or the tenant. Some accommodation agencies charge both.

### **Things to consider when contacting an agent / renting a property**

- Do they have affordable properties for you?
- What is the agency fee including costs when renting a property?
- Is the property furnished / unfurnished?
- Is the electric / gas on a pre-pay metre (this can be more costly for you)?
- The length of the tenancy?
- Always make sure that you get a written copy of whatever you agree with the agency.
- Agents usually undertake referencing checks which include information about your finances and your ability to pay the rent.
- Agents usually charge administration fees.
- Agents usually expect 1 month rent in advance and a deposit which is usually the equivalent to 1 month rent.
- If you pay a deposit to an agent or a landlord then by law your landlord must put your deposit in a government-backed tenancy deposit scheme (TDP) if you rent your home on an assured shorthold tenancy.

### **Realities of renting in Redbridge**

- Many landlords will only let to people who are working.
- It is likely you will need to have a rent guarantor (this cannot be the Council).
- Rents are often higher than the LHA (Local Housing Allowance) level.

### **Accommodation agencies in London Borough of Redbridge**

The following agencies are all commercial companies and inclusion on the list does not imply a recommendation from the London Borough of Redbridge.

V2 2015

Before entering into a contract or paying money to an accommodation agency you should read this information sheet carefully and if necessary ask us for advice.

<b>Agent</b>	<b>Agent's Address</b>	<b>Agent's Number</b>
First Step Properties	1-3 Coventry Road, Ilford	020 8518 2500
Dwelling Solutions	859 High Road, Goodmayes	020 8597 9176
Hamiltons	128 Ilford Lane, Ilford	020 8514 6654
I.G. Finance	129 Ilford lane, Ilford, IG1	020 8911 9383
Keywise Properties	36 Goodmayes Road, Goodmayes, IG3 9UR	020 8590 1288 (No Bond - only rent deposit)
Kurtis Estates	600 Green Lane, Goodmayes, IG3 9SQ	020 8598 2214
London & Essex	96 Belgrave Road, Ilford	020 8518 4040
New Capital Estates	447 Romford Road, Forest Gate, E7 8AB	020 8503 0633
Oakland Estates	964 Eastern Avenue, Seven Kings, IG2 7JD	020 8597 2626
Prince Joseph Properties	5 Central Parade, Ley Street, Ilford	020 8518 0444 (No Bond Scheme)
RAM Estates	713 Cranbrook Road, Ilford	020 8550 8788
Regents	High Road, Ilford	020 8262 8080
Star Property	9 St James street, E17 7PJ	020 8520 0139
Wentworth Estates	106 Ilford lane, Ilford	020 8478 4786
Golden Care Estates	1b Balfour Road, Ilford	020 8553 0827
Grove Home Residential	115 Fencepiece Road, Ilford	020 8501 2421
Channel Estates	190 Ilford Lane, Ilford	020 8514 2571
Property Masters	370 Ilford Lane, Ilford	020 8911 0849
FAIS Mortgages	60 Ilford Lane, Ilford	020 8227 1722
Better Lettings	445 Cranbrook Road Ilford Essex IG2 6EW	0208 554 8749
Major Housing Association	431 High Street North E12 6TJ	020 7100 7878
London Rentals UK	17 Highfield Road, London, NW11 9LS	07528939075
Zeta Homes	889 Romford Road, Manor Park, E12 5JY	07538192722 / 0208 514 2232

**Self-contained accommodation websites:**

- [www.aroomtolet.co.uk](http://www.aroomtolet.co.uk)
- [www.easyroommate.com](http://www.easyroommate.com)
- [www.loot.com](http://www.loot.com)
- [www.zoopla.co.uk](http://www.zoopla.co.uk)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.housingbenefitlandlords.co.uk](http://www.housingbenefitlandlords.co.uk)
- [www.intolondon.com](http://www.intolondon.com)
- [www.primelocation.co.uk](http://www.primelocation.co.uk)
- [www.houseladder.co.uk](http://www.houseladder.co.uk)
- [www.dsscribs.com](http://www.dsscribs.com)

**Shared accommodation websites:**

- [www.spareroom.co.uk](http://www.spareroom.co.uk)
- [www.flatmateclick.co.uk](http://www.flatmateclick.co.uk)
- [www.flatmaterooms.co.uk](http://www.flatmaterooms.co.uk)
- [www.roombuddies.com](http://www.roombuddies.com)
- [www.roomster.com](http://www.roomster.com)
- [www.gumtree.co.uk](http://www.gumtree.co.uk)