

# Finding Privately Rented Accommodation in Watford

## Websites advertising flats, houses and rooms to let

- [www.zoopla.com](http://www.zoopla.com)
- [www.rightmove.com](http://www.rightmove.com)
- [www.primelocation.com](http://www.primelocation.com)
- [www.gumtree.co.uk](http://www.gumtree.co.uk)
- [www.home.co.uk](http://www.home.co.uk)
- [www.openrent.co.uk](http://www.openrent.co.uk)
- [www.lettingaproperty.com](http://www.lettingaproperty.com)
- [www.preloved.co.uk](http://www.preloved.co.uk)

## Websites advertising rooms to let

- [www.spareroom.co.uk](http://www.spareroom.co.uk)

## Websites featuring properties advertised directly by landlords

- [www.findaflat.com](http://www.findaflat.com)
- [www.upad.co.uk](http://www.upad.co.uk)
- [www.openrent.co.uk](http://www.openrent.co.uk)

## Deposit Loan Schemes

- <http://www.rental-deposits.com/>
- <https://colleagues.coop.co.uk/rent-deposit-loan>

## **Housing Benefit and Universal Credit Claimants**

- You might be able to find a property to rent on one of the websites above.
- Landlords and letting agents cannot refuse to let a property just because you are claiming benefits.
- To speed up your search you can look for properties where enquiries from benefits claimants are welcome.
- Try putting 'DSS' in as a keyword in the search filter, or looking for a 'DSS enquiries' box to tick (it is not possible to do this on rightmove.com, gumtree.co.uk, preloved.co.uk, [home.co.uk](http://home.co.uk), findaflat.com, upad.co.uk or sparerroom.co.uk).
- If you are searching on lettingaproperty.com go to the bottom of the webpage and look under the 'tenants' section for 'LHA/DSS tenants.'

## **Other websites offering properties where benefits claimants are accepted**

- [www.dssmove.co.uk](http://www.dssmove.co.uk)
- [www.dssaccepted.co.uk](http://www.dssaccepted.co.uk) The closest search area for this website is London.

## **Renting with a pet**

- You might be able to find a property on one of the websites above.
- Try typing 'pets' as a keyword in the search filter, or looking for a 'pets' box to tick (it is not possible to do this on rightmove.com, gumtree.co.uk, findaflat.com or home.co.uk).

## **Property Guardians**

Some people rent as a property guardian. This is not suitable for everyone. Although it can be cheaper you have fewer rights. Property guardians get cheaper rent in exchange for making a building more secure by living there. They usually live in unused residential or commercial properties.

Local guardianship companies can be found by carrying out an internet search for "property guardian Watford"

Make sure that you know your rights and research any guardianship companies that you use. Further information is available on [Shelter](http://Shelter.gov.uk) and [gov.uk](http://gov.uk)

## **Homeshare**

Homeshare enables two people to share a home for mutual benefit. Typically, an older person living in their own home with a room to spare will be carefully matched with a younger person who will provide an agreed amount of support in exchange for good quality, affordable accommodation. [Homeshare UK](#) is the UK network for Homeshare providers.

### **Civilian housing options for service personnel and their dependants**

Website giving [information and guidance on civilian housing](#) for those wishing to move to civilian accommodation at any time in their career, and for those during resettlement to assist with the transition to civilian life.

- Ian Andrews is a local estate agent who may be able help with finding affordable property to rent in the Watford area. He may be able to help Housing Benefit and Universal Credit claimants who are looking for flats or houses to rent. Contact Ian Andrews by calling 01923 211511.
- Watford Borough Council has a [scheme to help people who live or work in Watford](#), particularly key workers and essential workers, who cannot use the Housing Register to find affordable home. Properties are rented through Housing Associations.

### **Tips on preparing for your property search**

- Check that you can afford the property before contacting the letting agent or landlord.
- Gather proof that you can afford the property, for example, proof of income. Letting agents and landlords will want to see this.
- If you are already renting you could offer to show bank statements and references as evidence of a good rent payment history.
- A credit check may be required covering the last 6 years.
- A deposit may be required.
- A guarantor may be required.
- It may help benefits claimants if they are able to offer rent in advance.

## Local Housing Allowance Rates 2024-25

The Local Housing Allowance used to calculate your benefit will depend on your age and the age and number of people in your household. It applies to households in **privately rented accommodation only**.

The rate of Local Housing Allowance will depend on the number of bedrooms your household qualifies for under the rules:

### **One bedroom for each of the following:**

- Every adult couple
- Any other adult over 16 years old
- Any two children under 10 years old
- Any two children of the same sex aged 10 to 15 years old
- any other child.

There will be a shared accommodation Local Housing Allowance rate for single people under the age of 35. This rate will also apply to single people and couples who choose to live in shared accommodation.

	<b>Weekly Rate</b>	<b>Monthly Rate</b>
<b>Shared Accommodation Rate</b>	<b>£115.37</b>	<b>£501.31</b>
<b>1 Bedroom</b>	<b>£218.63</b>	<b>£950.00</b>
<b>2 Bedrooms</b>	<b>£287.67</b>	<b>£1249.99</b>
<b>3 Bedrooms</b>	<b>£345.21</b>	<b>£1500.02</b>
<b>4 Bedrooms</b>	<b>£460.27</b>	<b>£1999.98</b>

### Contact Us

**Website:** [cawatford.org.uk](http://cawatford.org.uk)  
**Adviceline:** 0800 144 8848  
**Food Voucher:** 0800 061 4808  
**Online Advice:** [cawatford.org.uk/client-enquiry-form/](http://cawatford.org.uk/client-enquiry-form/)

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