

# Looking for accommodation?



With demand far exceeding the supply for social housing, more and more people are renting privately. Here are some other ways of looking for your own home.

## PRIVATE RENTED ACCOMMODATION

Waiting to be housed through the Council can take a long time as there are not enough homes to house everyone. Private rented accommodation could be the best option if you need somewhere to live and are unlikely to be housed through our housing register. Widening your options to other parts of London, or even outside of London, could help you resolve your housing difficulty sooner.

### Types of private rented accommodation

There are different types of accommodation which are available to rent, including the following:

- **Self-contained houses or flats**  
These are properties rented by landlords or letting agencies. You will have your own kitchen and bathroom and have the property to yourself.
- **Renting as a lodger**  
You rent a room in a landlord's home, sharing all facilities with the landlord.
- **Bedsits or rooms**  
You will have your own room but will share facilities such as the kitchen or bathroom with other people.



# Useful information



## TENANCY DEPOSITS

Most tenancies will be subject to tenancy deposit protection schemes which ensure that deposits paid to landlords are kept safe and that a tenant gets their deposit back at the end of the tenancy as long as there has not been a breach of the tenancy agreement. It is also important that you have a written agreement with your landlord agreeing the condition of the property and its inventory (a list of furniture and removable items). This should help prevent disagreements at the end of the tenancy.

## HOUSING BENEFIT

You may be entitled to help with your rent if you are on benefits or on a low income. Housing Benefit is a means-tested benefit (based on financial circumstances) that helps people who are on low incomes.

For more information on Housing Benefit you can speak to the HOST team or contact: Housing Benefits Section, Town Hall, Mulberry Place, 5 Clove Crescent, London E14 2BG 020 7364 5001

## UNDER 35

If you are single (without dependents), in private rented housing and aged under 35 you will only be entitled to housing benefit at the same rate as you would get for renting a single room in a shared house. This rule does not apply to couples or to single parents under the age of 35.

## NEWSPAPERS, MAGAZINES AND PUBLICATIONS

- Eastend life
- East London Advertiser
- Loot

## WEBSITES

- [www.loot.com](http://www.loot.com)
- [www.rehouseuk.com](http://www.rehouseuk.com)

- [www.intolondon.com](http://www.intolondon.com)
- [www.lettinglinks.com](http://www.lettinglinks.com)
- [www.propertyfinder.com](http://www.propertyfinder.com)
- [www.studentpad.co.uk](http://www.studentpad.co.uk) (student accommodation)
- [www.outlet.co.uk](http://www.outlet.co.uk)
- [www.foxtons.co.uk](http://www.foxtons.co.uk)
- [www.roomster.com](http://www.roomster.com)
- [www.spareroom.com](http://www.spareroom.com)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.ultimatehousing.co.uk](http://www.ultimatehousing.co.uk)

You can obtain free internet access from local libraries.

## PERSONAL CONTACTS

Ask family, friends and work colleagues if they know of anyone who has accommodation to rent or someone who is about to give up a room or a flat.

## SUPERMARKETS AND SHOPWINDOWS

Accommodation is sometimes advertised in shop windows, newsagents or on display boards in supermarkets.

## STUDENTS

If you are at college or university, check whether they have details of accommodation to rent. Talk to a student welfare officer or accommodation officer.

## LESBIAN AND GAY

This is an organisation which supports lesbian, gay and bisexual people. You can contact the switchboard on 0300 330 0630.

## ACCOMMODATION AGENCIES AND LETTING AGENCIES

Accommodation agencies and letting agencies rent rooms, flats and houses on behalf of private landlords. These agencies advertise their properties in newspapers, websites and in their shops.

# Letting agencies



Letting agencies in Tower Hamlets who accept Housing Benefit claimants (*for properties in Tower Hamlets and other locations*).

## All Seasons Lettings

20 New Road, London E1 2AX  
020 7480 9292

## Marble Properties Ltd

23 -29 Dod Street, London E14 7ET  
020 7 515 5966  
[www.marbleproperties.co.uk](http://www.marbleproperties.co.uk)

## Salik & Co

218A Brick Lane, London E1 6SA  
020 7729 5447  
[www.salikandco.com](http://www.salikandco.com)

## Limehouse.com

797 Commercial Road,  
London E14 7HG  
020 7538 4400

## Prime Land Property

124 Whitechapel Road, London E1 1JE  
020 7377 5445  
[www.primelandproperty.co.uk](http://www.primelandproperty.co.uk)

## Rightlane Properties Ltd

139 Roman Road, London E2 0QN  
020 8981 5544

## Olympia Properties

13a Brick Lane, London E1 6PU  
020 7377 8000  
[www.olympiaproperties.co.uk](http://www.olympiaproperties.co.uk)

## Ample Properties

137 Cannon Street Road, London E1 2LX  
020 7488 1140  
[www.ampleproperties.co.uk](http://www.ampleproperties.co.uk)

Letting agencies in Tower Hamlets who *do not* accept Housing Benefit claimants

## 1st Capital Homes

5 Martha Street, London E1 2PX  
020 7791 2968  
[www.1stcapitalhomes.co.uk](http://www.1stcapitalhomes.co.uk)

## Regent Property Services

Unit 4, The Chronos Building,  
9-25 Mile End Road, London E1 4TP  
020 7790 9977  
[www.regentps.com](http://www.regentps.com)

## Spencer's Property Services

471 Bethal Green Road, London E2 9QH  
020 7729 5222  
[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)

## EastEnd Properties

87 Roman Road, London E2 0QN  
020 8980 3331  
[www.eastendproperties.co.uk](http://www.eastendproperties.co.uk)

## East London Properties Ltd

236 Roman Road, London E2 0RY  
020 8980 9000

## Felicity J Lord

Unit 2, Thorpes Yard, 61 Wapping Wall,  
London E1W 3SJ  
020 7488 4886  
[www.fjlord.co.uk](http://www.fjlord.co.uk)

## East London Rooms Ltd

163 Globe Road, London E2 0LJ  
020 3022 5579  
[www.eastlondonrooms.co.uk](http://www.eastlondonrooms.co.uk)

## Elms Estate Agents Ltd

454 Bethal Green Road, London E2 0EA  
020 729 5665  
[www.elmstates.co.uk](http://www.elmstates.co.uk)

## Alexanda Zain Ltd

171 Cannon Street Road, London E1 2LX  
020 3174 1509  
[www.alexanderzain.com](http://www.alexanderzain.com)

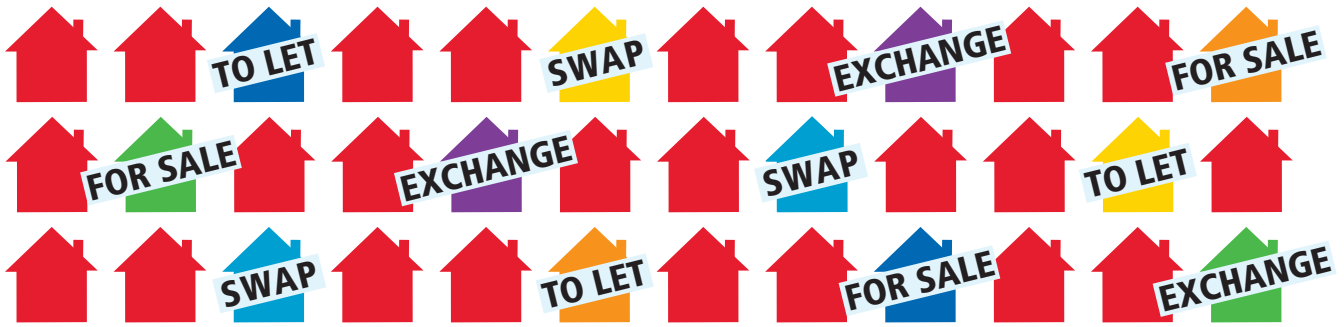
## Keystones Properties

146 Roman Road, London E2 0RY  
020 8980 0008  
[www.keystonesltd.co.uk](http://www.keystonesltd.co.uk)

## DISCLAIMER

*You are at liberty to choose any of the agencies listed above; however the Council does not recommend or endorse any specific agency.*

# Other accommodation options



## MUTUAL EXCHANGE

Given the shortage of available homes in Tower Hamlets, for many social housing tenants, mutual exchange may be their best option for moving. A mutual exchange is when two or more tenants who want to move from their current home, swap homes once they have the permission of all landlords involved.

To find a mutual exchange you can register on the website [www.homeswapper.co.uk](http://www.homeswapper.co.uk) This is a national website and free to Tower Hamlets Council tenants.

For further information on mutual exchange, contact:

### Lettings customer services team

Tel: 020 7364 0255

Fax: 020 7364 0236

Email: [lettings@towerhamlets.gov.uk](mailto:lettings@towerhamlets.gov.uk)

## BUYING YOUR OWN HOME AND SHARED OWNERSHIP

Shared ownership enables you to become a homeowner if you cannot afford to buy a home outright. This scheme allows you to buy a share of a property. You pay a mortgage on the share you own and pay rent on the rest.

You may also be able to buy a new home with the help of an equity loan of up to 20% of the full purchase price using the FirstBuy scheme. The FirstBuy equity loan will be interest-free for the first five years with a charge payable from year six.

For more information either about shared ownership or FirstBuy, contact:

### Metropolitan Home Ownership

The Grange, 100 High Street,  
Southgate, London N14 6PW

Tel: 020 3535 2760

Fax: 020 3535 2755

Email: [firststeps@mht.co.uk](mailto:firststeps@mht.co.uk)

Website: [www.firststepslondon.org](http://www.firststepslondon.org)



## MORE INFORMATION

If you would like more advice or would like to talk to someone about your housing situation, contact:

### London Borough of Tower Hamlets, Housing Options Support Team

Albert Jacob House,  
62 Roman Road, London E2 0PG

Tel: 020 7364 3558

Fax: 020 7364 7977

Email: [host@towerhamlets.gov.uk](mailto:host@towerhamlets.gov.uk)

Website: [www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)