

# Finding a Home in the Private Rented Sector

For a lot of people Private Rental accommodation is the most realistic housing option available as the council Home-link register can not be relied upon for rehousing.

Letting agents (or property management agencies) let and manage privately rented properties. Some agencies and landlords have barriers which can make it harder, but not impossible to find private accommodation such as:

- Bad Credit.
- Housing Benefit (Important Information for Housing Benefit Claimants on page 4 of this leaflet).
- Household Details (i.e. pets, children, etc.)

When approaching agencies or landlords you should always present yourself in a positive light. Pre organised references from employers and previous landlords can help, as well as having details of someone willing to act as a guarantor.

You may not be successful with every enquiry you make, however if you remain pro active in your search for private rental accommodation you have every chance of being successful.

The following list provides details of some of the main agencies operating within Huntingdonshire, however please note it is not conclusive list and we are not guaranteeing you will be accepted as tenants.

If you would like to know more about your rights and responsibilities as a private tenant you can phone the private housing section on 01480 388237.

Agent	Contact	Details
Adam Kennedy Market Square St Neots PE19 2ARw	Tel: 01480 218200 Fax: 01480 403553 Email: stneots@adamkennedy.co.uk Website: www.adamkennedy.co.uk	Properties within a 10 mile radius of St Neots.
Adam Rose Ltd 7 Walden Road Huntingdon PE29 3AZ	Tel: 0845 226 7878 Fax: 0845 226 7868 Email: enquiries@adamrose.co.uk Website: www.adamrose.co.uk	20 mile radius of Huntingdon
Appiedaze Property Management 37A High Street Longstanton CB4 5BP	Tel: 01954 781963 Fax: 01954 789050 Email: office@appiedaze.co.uk Website: www.appiedaze.co.uk	25 mile radius of Cambridge
Belvoir Property Management 62 Main Street Gt Gidding PE28 5NU	Tel: 01487 815815 Fax: 01832 293089 Website: www.belvoirlettings.com Email: huntingdon@belvoirlettings.com	Huntingdon, St Ives, Ramsey, St Neots, Sawtry March, Chatteris
Campbells Rentals Limited 93 High Street Huntingdon PE29 3DP	Tel: 01480 420981 Fax: 01480 420989 Website: www.campbellsgroup.com	Properties throughout the district.
Choice Homes Residential Sales and Lettings 11 Priory Grove Huntingdon PE29 1JW	Tel: 01480 270491 Fax: 01480 270490 Email: enquiries@chsl-ltd.co.uk	Huntingdon and surrounding area
Gatehouse Property Management 63 Cambridgest Godmanchester PE29 2AY	Tel: 01480 433933 Website: www.gatehouserental.co.uk	St Neots Godmanchester St Ives

Agent	Contact	Details
Harvey Robinson 91 High Street Huntingdon PE29 3DP	Tel: 01480 454040	Huntingdon and surrounding area
Homequest 17 The Broadway St Ives PE27 5BX	Tel: 01480 464506 Fax: 01480 463106 Email: lettings@hqlm.co.uk Website: www.hqlm.co.uk	Properties within a 15 mile radius of St Ives.
Maxine Lester Residential Lettings 12 Station Road St Ives PE27 5BH	Tel: 01480 494939 Fax: 01480 494959 Email: info@maxinelester.co.uk Website: www.maxinelester.co.uk	Properties within a 10 mile radius of St Ives
Lovetts Residential 24 Market Square St Neots PE19 2AF	Tel: 01480 218200 Fax: 01480 403553 Email: enquires@lovettresidential.co.uk Website: www.lovettresidential.com	
Pennington Properties Stukeley House Stukeley Road Huntingdon PE29 6HP	Tel: 01480 458999 Fax: 01480 392972 Email: admin@penprops.co.uk Website: www.penprops.co.uk	Properties within a 40 mile radius of Huntingdon.
Property Line 163 Lincoln Road Peterborough PE1 2PN	Tel: 01733 777788 Fax: 01733 777789 Email: sales@epropertyline.com Website: www.epropertyline.com	Properties in Yaxley and Peterborough
Peter Lane 63 High Street Huntingdon PE29 3ON	Tel: 01480 393837 Fax: 01480 393835 Email: letting@peterlane.co.uk Website: www.peterlane.co.uk	12 miles radius of Huntingdon

Agent	Contact	Details
Peter Lane 32 Market Square St Neots PE19 2AF	Tel: 01480 406400 Fax: 01480 403300 Email: stneots@peterlane.co.uk	
Peter Lane 10 The Pavement St Ives PE27 5AD	Tel: 01480 460800 Fax: 01480 409030 Email: stives@peterlane.co.uk	
Sharman Quinney 11 Priory Mall 1st Floor Market Square St Neots PE19 2BN	Tel: 01480 471666 Email: stneots@sharmanquinney.co.uk Website: www.sharmanquinney.co.uk	
Thomas Morris 31 St Neots Road Eaton Ford St Neots PE19 7BE	Tel: 01480 213171	All Huntingdonshire
Timada Developments The White House 6 Tort Hill Sawtry PE28 5TB	Tel: 01487 471666 Email: lettings@timada.co.uk Website: www.timada.co.uk	Properties within a 20 mile radius of Sawtry.
Vernon Property Management 7 Rookery Place Fenstanton PE28 9LZ	Tel: 01480 464220 / 300922 Fax: 01480 494551 Email: enquiries@vernonproperty.co.uk Website: www.vernonproperty.co.uk	Properties within a 30 mile radius of Fenstanton

## Other ways to find private rented accommodation

- The property pages of the local newspapers:
- The Hunts Post (Wednesday)
- The Huntingdon Town Crier (Thursday)
- The Cambridge Evening News (Thursday)
- The Peterborough Evening Telegraph (Monday – Saturday)

Properties are advertised on the Council's website at [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk). You can also advertise your accommodation needs here or you can fill out a form (available at Housing Services reception) and we will put your details on the web for you.

Properties are also advertised at [www.rightmove.co.uk](http://www.rightmove.co.uk). This website covers the whole of the UK.

## Important information for claiming Housing Benefit

From 7 April 2008 a new way of working out Housing Benefit will be introduced called Local Housing Allowance (LHA). This will replace the current way we work out Housing Benefit for private tenants.

## What is Local Housing Allowance?

If you rent from a private landlord and make a new claim for Housing Benefit or move home into a private rented home on or after 7 April 2008, we will use Local Housing Allowance to work out your Housing Benefit. Your benefit will be calculated using the Local Housing Allowance rate for your household.

Local Housing Allowance rates are set each month for different size properties by The Rent Service. The rate you will be entitled to will be based on the number of people who live with you and their ages and where you live. The Local Housing Allowance rate is the maximum amount you can receive and this will reduce depending on your income, savings and circumstances.

For more information about Local Housing Allowance you can phone: Benefits Section 01480 388308  
Or visit [www.huntsdc.gov.uk/benefits](http://www.huntsdc.gov.uk/benefits) and go to the link for Local Housing Allowance

## Help with the deposit and the rent in advance

Most private landlords want you to pay a deposit and a month's rent in advance. In approved cases the Council can make a loan to cover this cost. Please ask at Housing Services reception for a leaflet.



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