

# STROUD DISTRICT COUNCIL - HOUSING ADVICE

If you are unlikely to be offered council accommodation here is some useful advice to help you.

## Help with finding private rented accommodation

**Personal contacts:** Ask friends, family and, if you are working, colleagues.

**Local newspapers/magazines:** These often have a daily or weekly section on rented accommodation and flat shares. Copies can be found in your local library.

**Shop windows/notice boards:** Try notice boards in community centres, supermarkets, libraries or bookshops, as well as newsagents. If possible, check the date the advert was put up, otherwise the place may be already rented out.

**Letting agents:** There are some Landlords and Letting Agents in the Stroud District who deal with private rented accommodation. There are some contacts listed below but there are others who operate within the district. We can give no guarantee of the reliability of any agent or the conditions of any property under their management.

**Andrews**  
24 King St  
Stroud

Tel. 01453 769169

**B Walker**  
8-10 Long St  
Dursley

Tel. 01453 548387

**Bennett Jones**  
31 Parsonage St  
Dursley

Tel. 01453 544500

**Charles Duncan**  
25 Kendrick St  
Stroud

Tel. 01453 760044

**Cotswold Lettings**  
50A London Rd  
Stroud  
Tel 01453 753594

**Montgomerys**  
29 Lansdown  
Stroud  
Tel. 01453 756100

**Parkers**  
10 George St  
Stroud  
Tel. 01453 763542

**Perry Bishop**  
7 Fountain St  
Nailsworth  
Tel. 01453 836736

**Shared Accommodation** – there are several websites that help find shared accommodation. Try searching for “flat sharing” on the internet.

## **Some extra help**

If you are eligible for Housing Benefit, you may be able to get help with finding Rent In Advance and/or a Deposit Bond. These schemes cannot be used by single people under 25 years old. *Not all landlords take part in these schemes*

**Rent in Advance:** Property must have a Fit to Rent Certificate

- A payment equivalent to one month’s expected Housing Benefit entitlement is paid directly to the landlord as rent in advance when you move in to the property.
- The Rent in Advance payment is then recovered from your Housing Benefit in instalments over the next twelve months.
- During the twelve months, you must make up the difference between your Benefit and your rent each month directly to your landlord. The maximum rental shortfall allowed is £30 per month.
- At the end of the tenancy you must pay back any outstanding money owed to Housing Benefits section at Stroud District Council.

## **Deposit Bond**

- Landlords often require a month's deposit in advance to cover possible damage or unpaid rent during a tenancy. A deposit bond is a non-cash guarantee to cover this deposit, up to the level of one month's rent.
- The Council will settle any valid claim with the landlord but you will be expected to pay the Council for any damage you have caused or rent you may owe.
- It can be renewed for the length of the tenancy

For further information contact our **Housing Improvements Team on 01453 754477**

## **Homebuy Schemes**

These are designed to help people who cannot afford to pay the full price for a property on the open market. The schemes range from needing 25% to 75% of the full price of a property. They are operated by HomeBuy. For more details and an application pack contact:

South West Homes and Sovereign Housing Group

Free phone: **0300 100 0021** Monday to Friday 9.00 am to 5.00 pm.

E-mail to: [info@southwesthomes.org.uk](mailto:info@southwesthomes.org.uk) or website at [www.southwesthomes.org.uk](http://www.southwesthomes.org.uk)

## **Family problems**

### **Mediation**

This is for couples who are having problems with their relationship that may lead to them splitting up and one of them becoming homeless. It is also for families who are having trouble with their teenage children that may lead to them asking their children to leave and as a result become homeless.

A mediator will talk to both parties to try and resolve their difficulties so that they can continue to live together. **For more information contact our Housing Advice Team on 01453 754078.**

### **Domestic Abuse**

For free confidential advice, support and information on domestic abuse contact: **Gloucestershire Central Allocation & Referral Point (CARP)** on **0845 602 9035** (24 hour service).

## **If you have problems with your tenancy**

### **Floating Support**

If you are aged between 16 and 59 and are having problems with paying bills, claiming benefits, neighbours or anything else that concerns your tenancy, you may be able to get help from floating support. Someone will visit you and help you to solve the problem. They can also try to help you to find alternative accommodation if you are not happy with where you are living.

For more information contact **Housing Advice Team on (01453) 754078.**

## **Housing Advice**

### **Shelter**

Shelter provides free independent and confidential advice and assistance to people who have housing problems, including disputes with landlords.

Third Floor  
Messenger House  
35 St Michael's Square  
Gloucester  
**Tel: 08445 151286**  
Website: <http://england.shelter.org.uk>

For young people aged 16 to 19 contact **Connexions on (01453) 757133**.

## **Debt and benefit advice**

If you are on a low income and need help with paying your rent, 'phone our **Benefits Team on 01453 754054**, or email [benefit.services@stroud.gov.uk](mailto:benefit.services@stroud.gov.uk). There is a handy calculator on our website [www.stroud.gov.uk](http://www.stroud.gov.uk) which will help you to work out whether you might be able to claim Housing or Council Tax benefit.

### **The Citizens Advice Bureaux (CAB)**

The CAB provides independent and confidential advice on a range of subjects including debts and housing.

Unit 8  
Brunel Mall  
London Road  
Stroud GL5 2BP  
**Tel: 08444 111 444**  
Drop-in Mon, Tue, Thur & Fri 10-1 pm  
Tel advice Mon, Tue, Thur & Fri 1 – 4 pm & Wed 11-2 pm

Dursley Library  
May Lane  
Dursley  
Drop-in Mon & Fri 10-1 pm

Civic Centre  
Gloucester Street  
Wotton under Edge  
Drop-in Tue 10-1 pm

Town Hall  
Salter Street  
Berkeley  
Drop-in Wed 1-3 pm

Or visit: [www.adviceguide.org.uk](http://www.adviceguide.org.uk)

The Mothers Union Money Advice Centre (Financial Advice)  
18 College Green  
Gloucester  
**Tel: 01452 383288**  
will visit at your home address to give advice.

## **Difficulty in Paying Your Mortgage**

There are various schemes to help homeowners who are having difficulty meeting their mortgage payments. Please contact the CAB or Housing Advice Team for more information.

## **Homelessness**

### **Housing Advice Team**

The Council's Housing Advice Team provides advice and assistance to anyone threatened with homelessness. They may be able to negotiate with your landlord or will refer you to a money advice service if rent arrears are a problem. **Housing Advice Team 01453 754078**

### **Bed & Breakfast Premises**

These premises have been inspected by our Environmental Health team and have met the required safety standards. However, no guarantee can be given to the services and facilities provided by the landlord.

Mr C Joss  
230 Westward Road  
Stroud  
Glos.  
Tel 01453 759371 or 07974107306

The London Hotel  
30-31 London Road  
Stroud  
Tel: (01453) 759992

There are other bed and breakfast establishments in the Stroud area. Details of these can be found in the Yellow Pages.

### **Please note**

You must not assume that the full costs of bed and breakfast will be met by Housing Benefit. Housing Benefit does not cover costs such as heating, lighting and food. Therefore you will have to pay a contribution towards these charges. Where the rent element is not fully covered by Housing Benefit you will also have to cover any difference.

The MARAH Trust  
Stroud Congregational Church  
Bedford Street  
Stroud  
Tel 01453 767655

Offer a drop-in session for rough sleepers Mon, Wed & Sat from 1:30 p.m. to 4:30 p.m.

Gloucester Open House Night Shelter  
1 Llanthony Road  
Gloucester  
Tel: 01452 501085  
Open from 8:00pm to 8:30am  
Provides hot food, washing and laundry facilities.

**If you want to talk to someone about any of the information in this leaflet, 'phone our Housing Advice Team on 01453 754078.**

**THIS LEAFLET IS AVAILABLE IN LARGE PRINT, BRAILLE OR AUDIO TAPE ON REQUEST.**