



Tenants Information

Renting a home can be a daunting prospect; there are so many things to consider. This document aims to provide information and signposting to make the process a little easier.

Finding accommodation

There are many letting agencies in Frome as well as websites and online forums dedicated to renting homes from private landlords.

Letting agents local to Frome	Websites & online forums	Social Media
<ul style="list-style-type: none"> • www.allenandharris.co.uk • www.clivelewis.co.uk • ww.cooperandtanner.co.uk • www.forestmarble.co.uk • www.glproperty.net • www.holdenheal.com • www.hunterfrench.co.uk • www.keyringlettings.co.uk • www.lettings-r-us.co.uk • www.lewisgrey.co.uk • www.mcallistersestateagents.co.uk • www.rogersandcompany.co.uk • www.swallows.co.uk 	<ul style="list-style-type: none"> • www.easyroomate.com • www.facebook.com • www.flatmaterooms.co.uk • www.gumtree.com • www.openrent.co.uk • www.rightmove.co.uk • www.roombuddies.com • www.rooms-to-let.com • www.spareroom.com.uk • www.trovit.co.uk • www.zoopla.co.uk 	<p>There are Facebook groups specifically set up for people in Frome which often have advertisements posted with accommodation for rent, for example:</p> <ul style="list-style-type: none"> • Frome • Frome Parents • Spotted in and around Frome • Spotted about Frome • Frome's Private Property Rentals

Procedures

Once you have found accommodation to rent you may need to go through a few processes to secure the accommodation. These may include:

- Referencing (including proof of identity, credit worthiness and affordability checks)
- Setting up a tenancy agreement (a legal document)
- Agreeing the moving in date (commencement of tenancy)
- Arranging insurance for your belongings (contents insurance)
- Providing a deposit (to be held in an approved tenancy deposit scheme)
- Preparation and agreement of inventory (including meter readings and the property condition)
- Payment of first rent instalment (this may be in advance of the tenancy starting to secure the letting)

From 1st June 2019 tenants will no longer be liable for paying fees to those letting accommodation.

Tenants' Rights and Responsibilities

Before you move into your accommodation it is helpful to know your rights and responsibilities. Your rights include being able to live in your home undisturbed and to live in a property that's safe and in a good state of repair.

Your landlord must keep the property safe and free from health hazards; this includes gas, electrical and fire safety. Further health and safety information and guidance for tenants can be found here:

- www.gov.uk/private-renting/your-landlords-safety-responsibilities

Your responsibilities include giving your landlord access to the property to inspect it or carry out repairs. A landlord has to give at least 24 hours' notice and visit at a reasonable time of day, unless it's an emergency and they need immediate access. A tenant must also:

- Take good care of the property, for example turn off the water at the mains if you're away in cold weather
- Pay the agreed rent, even if repairs are needed or you're in dispute with your landlord
- Pay other charges as agreed with the landlord, for example Council Tax or utility bills
- Repair or pay for any damage caused by you, your family or friends

Other useful links and contacts

Local Support	Regional and National Support
<p>Mendip District Council can provide support to those living in privately rented accommodation where there are concerns over eviction and/or the condition of the accommodation.</p> <p>Further details and a self-help tool can be found here:</p> <ul style="list-style-type: none">• www.mendip.gov.uk/housing• www.mendip.gov.uk/residents• www.mendip.gov.uk/article/3796/Housing-Self-help-tools• Telephone: 0300 303 8588	<p>The Tenant's Voice www.thetenantsvoice.co.uk The Tenants Voice Group Telephone: 0333 344 3788</p> <p>Acorn Tenants Union https://acorntheunion.org.uk ACORN Tenant Support Group Telephone: 07432 473477 (Bristol Office)</p> <p>Shelter https://england.shelter.org.uk/housing_advice/private_renting Telephone :0344 515 1430 (Bristol Office)</p>



For further information
Email: info@fairhousingforfrome.org.uk
Facebook: Fair Housing for Frome