

How to find a home to rent in Nottingham, UK



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Introduction

My friends needed a place to live, so this records my investigations. They are at a very early stage, so there are more questions than answers here, but I hope it will improve over time.

Accommodation sites listed by the Council

Each item shows the date it was last checked to see if it was in operation and the number of 3 bedroom properties in Nottingham for less than £1000 per calendar month (pcm) advertised for rent on that day. This is to give a general idea of the size of the organisation. The Council list may be out of date, so dead sites have been moved to 'Agencies that appear to have closed' below.

- 1. **SpareRoom** [website](#). Helps people find flatmates. Checked 03/01/2024.
- 2. **DSS Move** [website](#). 1 found on 03/01/2024.

3. **Rightmove.** [Website](#). 92 found on 03/01/2024.
4. **Zoopla.** [Website](#). 502 found on 03/01/2024.
5. **Open Rent.** [Website](#). 0 found on 03/01/2024.
6. **On the market.** [Website](#). 152 found on 03/01/2024.
7. **Homes 24/7.** [Website](#). 1 found on 03/01/2024.
8. **Bee Living** [Website](#). Search facility does not have a filter for permit maximum rent. The return includes places they have already let. They appear to be all student

lets (September to July). 0 found on 03/01/2024.

9. **Placebuzz.** [Website](#). 50 found on 03/01/2024 but search facility returns places well outside the search area. properties well outside the city.
10. **In Your Area.** [Website](#). 474 found on 03/01/2024 but search facility returns places well outside the search area. properties well outside the city.
11. **Gumtree.** [Website](#). Search facility uses pcw (per calendar week) rather than month. 0 found on 03/01/2024.

Additional letting agents and websites for Nottingham

1. **2Let,** [website](#). 0115 8370949 enquiries@2letnottingham.co.uk.
2. **Base Lettings,** [Website](#). 01159414076 info@base-lettings.co.uk.
3. **Belvoir Nottingham West,** Old Town Hall Station Road, Nottingham NG6 9AA. Tel: 0115 975 6144. [Website](#).
4. **Castle Estates.** [Website](#). Viewed 69 Howbeck Rd on 12/04/2023.
5. **Cavendish Lettings** NG1 1QQ. Tel 0115 941 0656. [Website](#).
6. **CDF Estates.** [Website](#). Tel: 0115 962 1600.
7. **City Lettings UK,** Tel: 0115 950 2172. [Website](#).
8. **Click-2-Let.** Steinbeck Rd, Nottingham NG4 1FF. Tel: 0115 736 5060
9. **Robert Ellis.** [Website](#). Tel: 0115 648 5485.
10. **Estate Agents 365.** [Website](#).
11. **Express Lettings** (Nottingham) NG3 5FH. Tel: 0115 966 2882. [Website](#).
12. **Fairview Estates,** 31 Abbey Road, West Bridgford, NG2 5NG. Tel: 0115 958 7791. [Website](#). Email: info@fairviewestates.co.uk
13. **Granger & Oaks.** [Website](#). Tel: 0115 962 9770
14. **Haart.** [Website](#).
15. **Holden Copley** [Website](#).
16. **Houses for sale or to rent.** [Website](#).
17. **Hutchings & Butlin,** 34 Musters Road West Bridgford, Nottingham NG2 7PL · Tel: 0115 969 6355
18. **I Am Lettings.** Tel: 0115 962 6958
19. **In House Lettings,** Nottingham NG6 8SA Tel: 0115 727 0570.
20. **Lambley Properties.** [Website](#).
21. **Leaders.** [Website](#).
22. **Lucas Grant Lettings,** 49 Stoney St, Nottingham NG1 1LX. Tel: 0115 772 2102. [Website](#).
23. **Mitula.** [Website](#).
24. **News Now.** [Website](#).
25. **Northwood,** [Website](#).
26. **Nottingham Lettings,** 70 Carlton Road, Nottingham NG3 2AP Tel: 0115 830 8168. [Website](#).
27. **Nuroa.** [Website](#).
28. **Prime Location.** [Website](#).
29. **Purple Bricks rentals.** [Website](#).
30. **Red Lettings.** [Website](#).
31. **Rent in Notts.** [Website](#).
32. **Slater & Brandley** [Website](#).
33. **Smooth Moves.** [Website](#). Spoke to Trevor on 12/4/23, viewed Flat 1, 23 Ebers Rd on 14/04/2023.
34. **The House Shop.** [Website](#).
35. **UK Letting Agent.** [Website](#).
36. **Whitegates.** [Website](#).
37. **Woo.** [Website](#).
38. **Your move.** [Website](#).

Housing Associations with Nottingham properties

A housing association is a non-profit organisation which provides 'affordable' (cheap) but good housing and aims to look after tenants well. Some Housing Associations ask the local Council to manage their lets rather than do it themselves. This is done through a system called 'Choice Based Letting Scheme' (see below under 'Infrastructure').

1. Accent Group. [Website](#). 0 found on 03/01/2024.
2. Clarion Housing Group. Their website for rental properties is called [Moving Soon](#). The search for Nottingham returned 2 properties on 03/01/2024 which were both >100 miles away.
3. East Midlands Homes. [Website](#). They advertise on [Facebook](#). 0 found on 03/01/2024.
4. Framework. [Website](#).
5. Guinness Partnership. [Website](#).
6. Johnnie Johnson. [Website](#).
7. Longhurst housing Group. [Website](#).
8. Midland Heart. [Website](#).
9. NCHA. [Website](#).
10. PA Housing. [Website](#).
11. Places for People. [Website](#).
12. Platform. [Website](#).
13. Stonewater. [Website](#).
14. TunTum Housing Association helps help refugees' families that have leave to remain. [Website](#). Tel: 0115 916 6066.

Supported Living Organisations

1. **Nottingham's Homeless Housing Ltd.** [Website](#). Nothing on the website to indicate they help with home finding, but instead they probably provide floating support for ADL funded by social care.
2. **Hope into Action** [Website](#). Tasha Morton is the link person at St Nic's. Hope into Acton does not run a waiting list.
3. **Serenity Housing Support**, Unit 54 Lenton Business Centre, Nottingham. Tel 07735 031433. Email: info@serenityhousingsupport.co.uk. Supports young people.

Agencies that appear to have closed

Ashcourt Lettings Nottingham NG5 4JU. Tel: 0115 953 0575.

Atm Lettings NG11 6WW. Tel: 0115 878 9626

Boomin. [Website](#). Closed in 2022.

Derwent Living appears to have been absorbed into Places for People.

Living.

McClean Property Services, 387 Aspley Lane, Thorneywood NG8 5RR. Tel: 0115 929 4499. Sold to Whitegates in 2021.

Walton & Allen Lettings NG1 1PB. Tel: 0115 924 3304.

Temporary lodging

- Refugees at Home provides an average of 100 nights in someone's spare room for no rent with no security of tenure. www.refugeesathome.org. People with good English can self-refer but others need a committed, salaried support worker to sponsor their application and commit to work on their other stuff.

- Host Nottingham may do the same. It has merged with Arimathea Trust.

All about the money

- **Local Housing Allowance** rate [calculator](#). This is also known as Housing Benefit and is tapered against other income. You need to have the accommodation before you apply [here](#).
- **Discretionary Housing Payments** help people who need extra help when their Housing Benefit does not meet the full rent. It can cover Rent in Advance, Rent deposit and Removal Costs. Check your eligibility and apply [here](#).
- **Benefit Cap** limits the total amount of public funds you can receive.
- **Deposit and rent in advance** can be provided (maximum of six months', rolling forward for the duration of the tenancy) by NPRAS. These are known as [Discretionary Housing Payments](#).
- **Public Funds** – only some people have 'recourse to public funds' which will include welfare benefits and help with housing.
- **Guarantee Bond** is in lieu of a deposit can be provided by Housing Aid to enable the tenant to pay money up front. This is a written promise but has generally fallen out of use as the NPRAS offer is better for landlords.
- **Holding fee** – information is [here](#). Landlords can ask for a week's rent prior to signing the tenancy. It must be returned if things don't work out unless there has been abuse.
- **Prevention Fund** can be used by Nottingham City Council.

Documents people ask for

- Payslips for the past five weeks or two months
- Proof of entitlement to benefits
- Bank statements for all members of the household for the past three months
- Homelessness Statement
- Rehousing Risk Assessment.
- Personal Housing Plan, written by Housing Aid.
- Biometric Residence Permit, which also gives National Insurance number and so indicates right to reside, recourse to public funds and right to work.

Sources of advice

- UK Government [How to rent](#) leaflet.
- [Assistance with your search for a private rented property](#).
- Shelter have published [How to find landlords who accept benefits](#)
- Local Housing Allowance bedroom [calculator](#). There can be some discretion about the actual number of bedrooms provided. In other words, if the calculator says you need 4 bedrooms, the Council may accept you moving into a 3 bedroom property.
- Housing Aid, Customer Hub, Loxley House, Trent Street, Nottingham NG2 3NG. [Website](#). Open Monday to Friday: 9:00 to 5:00 pm; Wed 10:00 to 5:00 pm. Tel: 0115 876 3300. Email: housingaid@nottinghamcity.gov.uk They appoint a Housing Aid Adviser and may also refer you to a Homelessness Prevention Worker. The Housing Aid Adviser draws up the Personal Housing Plan and the Homelessness Prevention Worker will send you regular information about available tenancies. The Personal Housing Plan includes the maximum Housing Benefit rate. Out of hours

number for Housing Aid is 0115 876 3300. They use an online casefile system called Jigsaw – the homeless person is provided with a Jigsaw account and can use it to submit documents to Housing Aid.

- Nottingham and Nottinghamshire Refugee Forum [Website](#). The Sycamore Centre, 33a Hungerhill Road, Nottingham, NG3 4NB Tel: 0115 960 1230. Open Mon to Thurs 10am to 3pm. Email: info@nottsrefugeeforum.org.uk.
- Citizen's Advice.

Citizenship Status

- **Leave to remain** – can be Limited, Indefinite or Discretionary.
- **Language proficiency** – must achieve level B1 under the European Framework or [CEFR](#) as one of the conditions of getting Indefinite Leave to Remain.
- **Life in the UK** test must be booked [here](#) and costs £50 to enter. Passing this test is one of the requirements of getting Indefinite Leave to Remain.
- **Biometric Residence Permit** – the data is explained [here](#). The information on the card is often incorrect and the card has to be returned to be put right. This can take several weeks.

Housing status

- **Excluded occupier** is a category that includes lodgers, people sharing living space with the owner, and people who stay rent free with friends. The occupier is excluded under sections 3 and 3A from the provisions of the Protection from Eviction Act 1977. So if you are considered to be an 'excluded occupier' it means that you have no tenancy rights.
- **S.21 notice** is the way that landlords can formally give a notice to quit to their tenants who have a formal tenancy agreement. Two month's notice is required and this mechanism cannot be used to shorten the agreed duration of the let.
- **Notice to Quit.** An example might declare *You have been lodgers in our house, sharing our kitchen and eating together with us. We have not profited from your stay. Our kitchen is being demolished on [date], so we will be entirely without a safe and habitable place to cook. This means that you cannot live at our house after [date] and must leave.*
- **56 Days.** This is the period of time known as the 'relief stage' in which the Council normally owes a [duty](#) to provide accommodation to people it believes to be homeless, eligible and in priority need. For refugees, the clock starts ticking when the family lose entitlement to Home Office accommodation.
- **Main Duty Accepted.** After 56 days, the Council decides whether you are owed a 'main housing duty' under the Housing Act 1996¹.
- **Reasonable Preference** is a status awarded by the caseworker at Housing Aid and is helpful in bidding for properties through Homelink.

¹ See [paragraph 15.39](#) of the Homelessness Code of Guidance.

Supported housing providers

4. NPRAS tenancies are managed by Housing Aid. NPRAS [website](#). NPRAS is on 0115 876 1644, email: bond.scheme@nottinghamcity.gov.uk. This [video](#) explains what they do. NPRAS run workshops on accommodation finding.

Council duties

- Duty to provide advice, as set out in [section 179](#) of the Housing Act 1996 and explained more fully in the [Homelessness Code of Guidance](#).

Infrastructure

- [Homelink](#) is the Council's Choice-Based Lettings Scheme. Email: homelink@nottinghamcityhomes.org.uk. Postal address: PO Box 10658, Nottingham NG8 9NW. There are 15,000 people waiting which means that the average wait is around 4 years. Eligible people must have lived in Nottingham City area for 3 out of the past 5 years and be aged 18 or over. Register on the system, get a reference number and 'band', and then bid for everything, especially in unpopular areas.
- [Shelter](#)
- [Homefinder UK](#) helps people find properties outside their area but the list is small.

What is the status of this paper?

Most of the documents we read are finished pieces of work, carefully crafted and edited in private before being shared with anyone else. This is a different kind of paper – it has been shared online from a very early stage, when the initial handful of ideas were incomplete, poorly phrased and tactless. The work has been edited many times, and on each occasion a revised version has replaced the earlier material online. This process is still under way, and so this paper may still be lacking crucial concepts, evidence, structure and grammarⁱ. As readers continue to provide feedback, further insights will be used to update it, so please contact peter.bates96@outlook.com with your contributionsⁱⁱ.

This way of writing is risky, as it opens opportunities to those who may misunderstand, mistake the stopping points on the journey for the destination, and misuse or distort the material. This way of writing requires courage, as an early version can damage the reputation of the author or any of its contributors. At least, it can harm those who insist on showing only their 'best side' to the camera, who want others to believe that their insights appear fully formed, complete and beautiful in their simplicity. It can harm those who are gagged by their employer or the workplace culture, silenced lest they say something in a discussion that is not the agreed party line. It can harm those who want to profit from their writing, either financially or by having their material accepted by academic journals.

In contrast, this way of writing can engage people who are not invited to a meeting or asked for their view until the power holders have agreed on the 'right message'. Since it is unfundedⁱⁱⁱ, it is free from vested interests. It can draw in unexpected perspectives, stimulate debate and crowdsource wisdom. It can provide free, leading-edge resources.

ⁱ As a result, the author assumes no responsibility or liability for any errors or omissions in the content of this paper. The information contained is provided on an “as is” basis with no guarantees of completeness, accuracy, usefulness or timeliness.

ⁱⁱ Comments and challenges to the ideas in this paper have been offered by: no one yet, but will be gratefully acknowledged. Undated or early versions should be replaced with the most recent, available .

ⁱⁱⁱ See Professor Rosalind Edwards at <https://blogs.lse.ac.uk/impactofsocialsciences/2020/08/13/unfunded-research-why-academics-do-it-and-its-unvalued-contribution-to-the-impact-agenda/> for a discussion of the prevalence and benefits of unfunded research.