



ISLE *of*
WIGHT
C O U N C I L

Raising standards, creating opportunities

Private Rental Agencies

Adult and Community Services Directorate

Housing and Community Support Services Division

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Typetalk calls welcome

AGENTS PROVIDING LETTINGS IN THE PRIVATE SECTOR

What are Letting Agencies?

These are businesses that help landlords to find tenants for their properties for a fee. They also help people who are looking for a home to find somewhere to live. As well as finding the tenants, they can also manage properties on behalf of the owner.

What will I need to pay in advance?

Most landlords require one month's rent in advance, and a deposit (which is also usually the equivalent to one month's rent), this is to cover the cost of repairing any damage that you may cause to the property. However, a landlord can charge up to two months rent as a deposit. This money should be returned to you when you leave if there is no damage to the property and no outstanding rent or charges.

What other costs are involved?

A letting agency can charge fees for a variety of items, before registering with an agency you should check what fees are charged (as they can vary between agencies).

The items you may have to pay for, could include:

- Finding you a property – you should not have to pay to just register your name.
- Administration fee - for the setting up of your tenancy and copy of the tenancy agreement
- Referencing fees - to check the past history of your tenancies
- Credit reference fees – to check your credit rating and financial status
- Providing a service that you have asked for, e.g. negotiating a rent reduction for you.

What about Housing Benefit?

Housing Benefit is accepted by a number of landlords, however some landlords specifically ask for tenants in employment, so it is worth checking with the letting agencies for each separate property.

A number of agencies that accept Housing Benefit specify that claimants have a suitable guarantor who may also be credit checked and referenced, so it may be worthwhile clarifying.

If you are going to claim Housing Benefit, it is worthwhile completing a Pre-Tenancy Determination form that will help Housing Benefits determine the amount of Benefit you can claim before you sign the tenancy agreement and therefore committing yourself.

Please contact the Housing Benefit Department on 01983 823950 for more details of this service.

Should I seek advice before signing a Tenancy Agreement?

A tenancy agreement is a legally binding contract. It is important that you know what you are signing. If you cannot seek advice, it is important that you read the contract thoroughly or you could commit yourself to something you do not want to do or cannot afford.

LIST OF AGENCIES

Arthur Wheeler-

46 Regent Street

Shanklin

01983 868333

www.arthur-wheeler.co.uk

A member of the National Approved Letting Scheme (NALS)

BSC (Baldwin & Scott)-

2b The Courtyard
Ashengrove Farm
Calbourne
01983 531555

Christie Matthews-

56 Union Street
Ryde
01983 811044
www.christiematthews.co.uk

Christopher Scott-

Gatcombe House
Gatcombe Park
Chillerton
01983 721777

Countrywide-

30 High Street	9 High Street
Newport	Ryde
01983 821111	01983 811412

www.crldirect.co.uk

Crocker Estate Agents-

128 High Street
Cowes
01983 200082
A member of the National Approved Letting Scheme (NALS)

Deacons-

37 Union Street,
Ryde
01983 812000
www.deaconslettings.co.uk

Fox Residential Lettings

186 High Street

Ryde

01983 611332

Groundsell Estate Agents-

32 Carisbrooke Road

Newport

01983 522171

Hadlands

7 The Arcade

Cowes

01983 299977

www.hadlands.com

17 Carisbrooke Road

Newport

01983 520420

Home Lettings

186 High Street

Ryde

01983 616000

www.homeiow.co.uk

HRD Residential Lettings-

138 High Street

Newport

01983 521114

www.hrdlettings.co.uk

177 High Street

Ryde

01983 616655

Ideal Lettings Company

Cross Street

Shanklin

01983 867771

www.ideal-lets.co.uk

Island Properties

44 Carisbrooke Road

Newport

01983 520099

John Palmer Estate Agents

44 Beachfield Road

Sandown

01983 400401

K.J.Daniels Estate Agents-

7 High Street

Shanklin

01983 868686

Kingston & Grist Estate Agents-

The Square

Yarmouth

01983 761005

Love & Co Estate Agents-

13 High Street

Bembridge

01983 872335

Martin Hargreaves Estate Agents-

16 Carisbrooke Road

Newport

01983 530053

Marvins Estate Agents-

41a High Street

Cowes

01983 282424

2 Cross Street

Ryde

01983 811381

More

4 Carisbrooke Road
Newport
01983 526763
www.moretolet.com

Mountford Residential Services-

17 George Street
Ryde
01983 616868

Olivers

6 Clarence Road
East Cowes
01983 299000

Pittis

28 St James Street
Newport
01983 528888

Seafields

18 Union Road
Ryde
01983 812266
www.islandmove.co.uk

S.D. Residential Independent Lettings Agents

6 Velsheda Close
Totland Bay
01983 759861

Solent Residential Lettings

40 High Street
Shanklin
01983 868868

Town and Village Estate Agents-

23 St Thomas Square

Newport

01983 525220

Webb and Sons

5 High Street

Ventnor

01983 856111

Whitehouse Porter

25 Beachfield Road

Sandown

01983 404455

WS Group

Unit B17

Spithead Business Centre

Newport Road

Sandown

01983 404045

Internet Sites

www.propertyfinder.com

www.rightmove.co.uk

For more advice and information on finding alternative accommodation, please refer to our booklet “Finding your own accommodation”

The Council has compiled this list for assistance and every effort has been made to be accurate. The information should not be regarded as a recommendation.

This leaflet is available on request as an audiotape, in large print, in Braille and in other languages. If you require this service, please contact Housing Services on 01983 823040 or email Housing@iow.gov.uk



**If you would like this document translated,
please contact us on 01983 823040**

Arabic

01983 823040 إذا رغبتم في الحصول على نسخة مترجمة من هذه الوثيقة يرجى الاتصال بنا على

Bengali

আপনি যদি এই প্রমাণপত্র (ডকুমেন্ট) অনুবাদ করানো চান, তাহলে অনুগ্রহ করে আমাদেরকে।

01983 823040 নম্বরে যোগাযোগ করুন

Chinese

如果你希望翻譯這份文件，請與我們聯繫。聯繫電話：01983 823040

French

Si vous désirez que ce document soit traduit, contactez-nous s'il vous plait au 01983 823040.

German

Falls Sie eine Übersetzung dieses Dokuments wünschen, wenden Sie sich bitte unter einer der folgenden Rufnummern an uns: 01983 823040

Hindi

Xid Awp es dEqwvyjæ kw Anuvwd cwhqy hYN, qo İ,Xw tyilPon nµbr 01983 823040 pr supké kIijE[

Italian

Se desiderate la traduzione di questo documento, contattateci allo 01983 823040

Punjabi

jykr qusIN ies dsqwvyz dw Anuvwd cwhµdy ho, qW ikRpw krky tYlIPon nµbr 01983 823040 qy sµprk kro[

Spanish

Si desea una traducción de este documento por favor llame al numero de teléfono 01983 823040

Urdu

پر رابطہ کریں 01983 823040 اگر آپ اس دستاویز کا ترجمہ کروانا چاہتے ہیں تو براہ مہربانی ٹیلیفون نمبر،