



Rent

To ensure that you do not have difficulties letting your property it is important to set the rent at the right level that will be affordable to most private tenants.

You also need to clarify what the rent covers, and what additional costs the tenant is also responsible for i.e. council tax, utility bills.

Some tenants are entitled to Housing Benefit to assist them in paying the rent.

The amount of Housing Benefit that the Council can pay will depend upon the Local Housing Allowance Rates. To find out how much local housing allowance is payable visit <https://lha-direct.voa.gov.uk/Secure/Search.aspx>

In certain circumstances it is possible for Housing Benefit to be paid directly to you as the landlord.

You can visit the Council's Housing Benefit page for more information <http://www.bolton.gov.uk/website/pages/Housingbenefit.aspx>

Rent Arrears

If your tenant falls into rent arrears, it is important to make contact directly with the tenant to understand if there is a problem that can be resolved.

You can also contact the Housing Options team and we may be able to speak to your tenant directly, resolve any housing benefit issues, provide advice on helping them to maximise their income and if necessary mediate between yourself and your tenant.

You can contact the Housing Options team on 01204 335900