



Solihull
Community Housing
Shaping our neighbourhoods

Finding Private Rented Accommodation

Our duty to you

If you are homeless or threatened with homelessness, statutory duties enable us to work with you to find you a new home although our priority will be to help you keep your current home.

If you are homeless or threatened with homelessness within 56 days and a duty is owed to you, we will have a duty to work with you for a period of 56 days which will include devising a Personalised Housing Plan (PHP) which will list the reasonable steps that you, and the Council will take to help you to secure somewhere else to live. This will not necessarily mean your housing situation will be resolved by social/council housing. You will be required to consider other housing options such as the private rented sector and your Housing Options Officer will refer you to Solihome for support to seek accommodation.

The Solihome team is a small team within SCH that can support homeless applicants to seek alternative housing options, mainly Private Rented Sector and Supported Accommodation. Your Housing Options Officer will also advise of other options available to you dependent on your housing circumstances.

The Solihome team will also advise you on what financial incentives are available to you such as rent in advance and/or deposit. Please note any financial assistance is means tested.

Private renting in the Solihull borough is possible but to increase the likelihood of being rehomed within the private rented sector it is important to consider surrounding areas. Our assistance remains available if you do consider seeking accommodation outside of the borough.

Private renting

The private renting market is steadily becoming our main housing option as it provides customers with flexibility around their desired housing needs. The Solihome team work tirelessly to support and help our customers find a private rented property.

The Solihome Scheme includes the following incentives:

- One month's rent in advance
- 5 weeks rent deposit
- Full affordability checks completed with tenants
- Tenancy sustainment checks
- Free tenant matching for Landlords
- In tenancy support and advice for landlords
- Single point of contact

Solihome Contact Details

Contact number: 0121 717 1515

Email address: solihome@solihull.gov.uk

Preventing Homelessness

1. Stay with family/friends if possible whilst we are making enquiries into your circumstances and supporting you to find alternative accommodation. Your Housing Options Officer can negotiate stays on your behalf and explain the homelessness process to your family/friends if required.
2. If you have a Host stay with your Host for as long as possible. Entraide are available for support [Entraide - Empowering Refugees and Migrants in the UK](#).

3. If the above are not possible we will consider other options depending on your circumstances which may include (seeking refuge accommodation, seeking supported accommodation, rematching to another sponsor).
4. If you are unable to prevent your homelessness, look for private rented accommodation.
5. If no accommodation can be found and a household becomes homeless and are in priority need, an offer of emergency accommodation will sought be via the Housing Options Team (this could be out of area).

Housing Shortages and Demand

1. The demand for housing in the Solihull borough is high therefore accommodation is expensive.
2. Waiting times for social housing are lengthy.
3. There is a high demand for private sector housing in the area.
4. Solihull have a landlords incentive scheme to incentivise landlords to work with us and our customers [Solihome - Solihull Community Housing](#). Any financial assistance is means tested and will be based on individual circumstances.

Local Housing Allowance (LHA) Rates

The LHA rate is the maximum amount of housing benefit you would be able to claim towards you rent if you are a private renter. The LHA rate differs depending on which area you reside in.

The amount is determined by the bedroom need of a household and to find out what you are eligible for you can use <https://lha-direct.voa.gov.uk/BedRoomCalculator.aspx>

If you are working, you may not be entitled to LHA, but you can use the Entitled to calculator to find out what you are entitled to <https://www.entitledto.co.uk/>

If you are not working, it's likely you can only look for properties advertised at the LHA rate. Below are some monthly UC LHA rates locally.

Bedroom Need	South Solihull LHA	North Solihull & Birmingham	Coventry	South Warwickshire	Worcester North
Shared accommodation rate (for single adult under the age of 35)	£412.50	£341.58	£432.35	£412.50	£329.83
1 Bedroom	£700	£695	£575.00	£700.00	£515.15
2 Bedroom	£825	£750	£675.00	£850.00	£650.00
3 Bedroom	£1000	£825	£775.00	£1045.00	£750.00
4 Bedroom	£1375	£1100	£1000.00	£1350.00	£995.00



For more information about LHA rates please click the following [New LHA rates: what do they mean?](#)
[Shelter](#)

Help to find/access private rented accommodation

1. You must search for accommodation yourself.
2. The Solihome team will support you to seek private rented sector accommodation.
3. Solihome can arrange a meeting to complete online searches with you.
4. Solihome team can provide you with advice to seek private rented sector accommodation and can support with affordability assessments.
5. You can look out of area where rent can be less expensive (please remember LHA rates may differ).

Increasing the chances of securing private rented accommodation

1. Reference from current/former Landlord
2. Letter from support/charity organisation
3. Working/in employment
4. Reference from sponsor
5. Reference from employer

Support with furnishings

1. Solihull Community Housing have a Furniture Recycling Project aims to stop good quality housing items from going to waste [hELP_yOURSELF GUIdE](#)
2. The Income & Awards team may be able to provide grants. For further information [If you need help with our rent or are in financial crisis \(solihull.gov.uk\)](#)
3. To apply for DHP or DCF [Apply for a Discretionary Housing Payment or the Discretionary Crisis Fund \(solihull.gov.uk\)](#)
4. Please liaise with your Housing Options Officer if you require basic essentials and they may be able to complete a referral to Solihull Churches [Home Page](#)

Where to find properties

Social Housing in the Solihull Borough is in very short supply and there is an extremely high demand for the limited number of social housing properties that become available. Finding accommodation in the private rented sector may be your best or only available housing option and therefore we advise you to register/search with the following websites for properties to resolve your current housing situation. Please bear in mind that they will be subject to an eligibility criteria.

Websites

DON'T BE PUT OFF if an advert states '*no DSS or Housing Benefit*', always take the time to enquire and explain your situation. Sometimes landlords can change their minds when they speak you!

www.openrent.co.uk/

www.dssmove.co.uk

www.rightmove.co.uk

www.onthemarket.com/to-rent/

www.zoopla.co.uk

www.gumtree.com/property-to-rent/solihull

www.spareroom.co.uk (single persons only)

<https://homes.midlandheart.org.uk/>

<https://www.platformhgeast.com/i-want-a-home/homes-to-rent/immediately-available-homes-to-rent/#WMids>

Other

Local Lettings Agents

Facebook – Local groups and Market place

Shop Windows

Notice Boards

Local Newspapers

Word of mouth (family, friends, colleagues)

Securing a property

There is a big demand for accommodation in the Solihull borough and often viewings are offered on a first come first basis. It is therefore important that you make a viewing as soon as you see an advertisement and continue to seek accommodation daily.

If you are offered a viewing, first impressions are important!

Letting Fees

The Tenant Fees Act (2019) came into force for properties rented in England on 1 June 2019.

Landlords are not allowed to charge for admin, letting fees, vetting, references, inventory, check in, check out, cleaning, pet insurance or ANY other fee that is not explicitly permitted within the legislation.

Deposits

As from 1 June 2019 a tenancy security deposit is restricted to no more than five weeks' rent. Failure to comply with the law means penalties and fines. Further information about the new law can be found here: <https://www.gov.uk/government/publications/how-to-rent>

Renters' Rights Act

RRA effective from 1st May 2026 abolishes section 21 evictions and introduces indefinite periodic tenancies. More information can be found here [Guide to the Renters' Rights Act - GOV.UK](#)

