

Initial costs to consider when moving home

Your landlord (Registered Provider) will normally ask for at least **4 weeks rent in advance** for social rented accommodation, this will be due at sign-up and is the tenants responsibility. You may be entitled to claim [Discretionary Housing Payments](#) if you are in receipt of benefits if there is an overlap of tenancies to prevent you having to pay rent twice.



Moving house is an expensive time and you will need to take the following extra costs into consideration:

- Furniture and white goods (social rented properties are **unfurnished**)
- Flooring e.g. carpeting your property (flooring **is not** provided in social rented properties unless stated otherwise)
- Contents insurance (your landlord is responsible for building insurance, but you are responsible for the contents such as personal items furniture flooring etc)
- Broadband and telephone lines

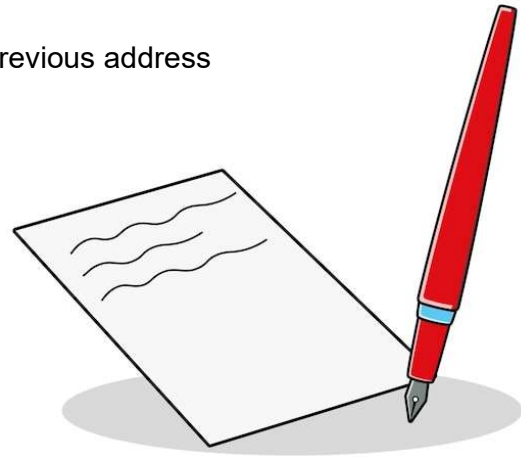
If you are struggling with the cost of furnishing your new home, Hart can make a referral to Fleet Lions Community Store for second hand furniture. Contact housingallocations@hart.gov.uk for more information. Also look at other free sites such as Facebook Market Place and speak to family and friends.



Who to notify of a change of address

If you already have a tenancy and are moving in it is vital that you notify agencies of your change of address, this includes the following (if applicable):

- Council Tax
- Universal Credit (DWP)
- Bank or building society
- Utility companies for Gas, Water and Electric
- TV Licence (if you already have one)
- DVLA, Car Insurance
- HMRC
- Electoral register
- Credit Card company and or any other finance companies you may have agreements with
- Post Office for redirection of post from previous address
- Doctors/Dentist
- Schools
- DWP/Jobcentre (if applicable)
- Internet providers
- Employer





Types of tenancy

In most cases new tenants are offered initial tenancy or 'starter tenancy'. This usually lasts a year.

Once you've lived there for a year, the landlord (Registered Provider) will convert your tenancy to a more long-term one. This means that you will have a more permanent home and will be able to live there long-term unless you breach your tenancy agreement.

Responsibilities

The landlord (Registered Provider) will be responsible for most of the repairs and maintenance in your home. However, where repair is necessary due to improper use etc there may be a recharge, you should ensure that you understand the terms of your tenancy when you move in.

Rent levels

Rent levels are set by the landlord (Registered Provider) and will be lower rent in the private market. We will state on every advert whether the property is **social rent** or **affordable rent** level.

- Affordable rent will be up to **80%** of the rent in the private market.
- Social rent will be up to **60%** of private market rent.