



Warwick District Council

Finding Accommodation Pack

July 2026


**WARWICK
DISTRICT
COUNCIL**





Introduction

This pack has been put together to help you explore the housing options available to you and support you to find accommodation as early as possible.

We understand that looking for somewhere to live can feel stressful and uncertain, particularly if you are worried about losing your current home. While social housing is very limited and is not a quick solution for most households, there are other options that may help you secure accommodation and avoid homelessness.

This pack provides practical information about looking for private rented accommodation, widening your search, and accessing advice and support with things like rent, deposits and benefits. We encourage you to consider all available options as early as possible, as this can give you the best chance of finding somewhere suitable and preventing your housing situation from getting worse.

If you need further advice, the Housing Options team may be able to support you to understand your choices and identify the most realistic options for your circumstances.

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Private Rented Sector Options

A private rented sector property could be any type of residential property such as a house, flat, maisonette, or bungalow. The property is owned by an individual or private company who then allows someone to live in it for a rental payment.

Due to increasing numbers on our housing register, resulting in higher demand for housing, it is often easier, quicker, and more convenient to secure a private rented property rather than experiencing a long wait on the council's waiting list.

There are many factors to consider when searching for a new property. The main three are:

1. Affordability
2. Location
3. How you will find a property

Why rent privately?

1. Choice

The private rented sector (PRS) is growing, which means there are additional properties to choose from in a wider range of areas. PRS availability exceeds social housing, increasing the chances of finding a suitable property.

2. Flexibility

Private renting can offer more flexibility about where you live and can sometimes be a quicker option if your circumstances change.

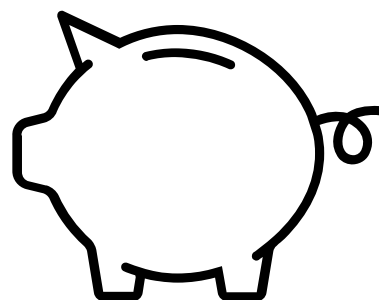
3. Availability

Social housing is in very short supply and is not an immediate option for most households. Private renting can often provide a more realistic route to securing accommodation sooner.

Private Rented Sector Options

Affordability

When considering renting a property, you will need to work out how much you can afford to spend on rent each month. If you are on a low income, you may be entitled to financial help with your renting costs through housing benefit or universal credit. The amount of housing benefit paid to private tenants is capped at Local Housing Allowance (LHA) rate, and your LHA rate is worked out against your bedroom allowance.



You can see the latest LHA figures here: <https://lha-direct.voa.gov.uk/search.aspx>

You can also find out what benefits you may be entitled to here: <https://www.entitledto.co.uk/>



Other Costs

Renting a home involves more than just being able to pay your rent. Below is a list of the most common bills you should expect to pay as a tenant:

- Water bills (usually paid monthly)
- Service charges (in some properties - paid monthly or annually)
- Council Tax
- Gas and electric bills (either by a pre-payment meter, monthly by direct debit)
- TV licence - monthly or direct debit

Private Rented Sector Options

Your Property Search

You can search for private rented properties and housing associations using your internet search engine, such as Google.

You can also visit a lettings agent who advertise homes for rent on property websites and in their offices.

Try the local high street in the area you would like to live for estate/letting agents. You can also try shop windows or noticeboards for rooms or properties to rent.

There are a number of accommodation websites that may be useful such as:

- www.rightmove.co.uk
- www.openrent.co.uk
- www.zoopla.co.uk
- www.gumtree.co.uk
- www.dssmove.co.uk
- www.flatmaterooms.co.uk
- <https://homefinderuk.org>
- www.spareroom.co.uk
- www.onthemarket.com



Top Tip: Set up alerts on property websites so that you are notified as soon as homes become available.

Private Rented Sector Options

Shared Housing (HMO)

A House in Multiple Occupation (HMO) is a property where you live in a home with other people who are not your family. You usually have your own bedroom but share facilities such as a kitchen, bathroom and living space with other residents. Many people choose to live in a HMO because they are a more affordable way of renting.

Benefits of Shared Housing

Affordability

HMOs can be an affordable and practical housing option, particularly if you are looking to secure accommodation quickly. In many HMOs, utility bills and council tax are included in the rent, making it easier to budget as you only have one regular payment to make.

Suitable for shared accommodation rate

For some people, a HMO may be the most suitable option. If you receive housing benefit or the housing element of universal credit, you may only be entitled to the shared accommodation rate, meaning a HMO is the most affordable and realistic choice.

Quicker to move into

HMOs can often be available sooner than social housing or other private rented accommodation.

A good stepping stone

HMOs can provide a stable place to live while you save money, build your rental history or wait for a longer-term housing option.

Opportunity to meet others

Sharing a home with other people can reduce feelings of isolation and opportunities to build new friendships.

Private Rented Sector Options

Preparation

Finding accommodation can often feel daunting and overwhelming. We have put together some useful tips to help you with your search.

Ensure to prepare relevant documentation in advance. Having relevant documents prepared beforehand will help speed up the process and relieve some of the pressures of looking for a property. You may want to:

- Gather ID documents (i.e. passport, driving license)
- Proof of income/benefits
- References from previous landlords (if applicable)
- Bank statements
- Guarantors

When you have viewings of properties, be on time, be friendly, look presentable and make sure you have your questions written down and ready to ask.

Before signing anything, always ensure you have viewed the property, and all queries have been answered.

You should select as wider range of areas as possible when considering where you would like to live to give yourself a better chance of finding somewhere suitable. Consider areas on the outskirts of Warwick that have good transport links.

You may want to consider shared accommodation. This can help lower rent costs and make bills more manageable.

Private Rented Sector Options

Renters Rights Act

The Renters Rights Act 2025 brings in important changes to improve the private rented sector and give you greater security in your home.

The Act removes Section 21 evictions, meaning landlords can no longer ask you to leave without giving a valid reason. It also

strengthens your rights as a tenant, improves protections against unfair rent increases, and gives councils stronger powers to take action where landlords do not follow the rules.



Renters' Rights Act 2025

The Renters Rights Act Information Sheet 2026

The Information Sheet is a government document for tenants. It explains how the Renters' Rights Act 2025 may affect your tenancy and what your new rights are.

It sets out the key changes you need to know about, including:

- Stronger protection from rent increases
- Improved rights to request a pet
- The removal of Section 21 evictions
- The end of fixed-term assured tenancies

If your landlord uses a letting agent to manage your home, the letting agent must give you a copy of this information sheet, even if your landlord has already done so.

- Information Sheet: <https://www.gov.uk/government/publications/the-renters-rights-act-information-sheet-2026>
- Find out more here: https://england.shelter.org.uk/housing_advice/private_renting/renters_rights_act_changes_for_private_renters

Owning Your Own Home

If you have savings or a suitable deposit, you should consider whether buying a property is an option for you. There is a range of support available to help people buy their own home.



Shared Ownership

- Buy a share of a property and pay rent on the rest.
- Lower deposit than full ownership.

Find out more: <https://www.gov.uk/shared-ownership-scheme>

First Home Schemes

- Offers discounted new-build homes for eligible first-time buyers (local eligibility rules apply).

Find out more: <https://www.gov.uk/first-homes-scheme>

Lifetime ISA

- Government bonus savings scheme for first time buyers.

Find out more: <https://www.gov.uk/lifetime-isa>

These options may help *some* households into home ownership, but affordability should still be carefully considered.

Supported Accommodation Options

Supported accommodation provides a place to live alongside additional support to help people maintain their tenancy and live independently.

Supported accommodation is usually aimed at people who need extra support due to their circumstance, such as homelessness, mental health needs, learning disabilities, domestic abuse or other vulnerabilities. Eligibility varies depending on the provider and your personal circumstances, so we recommend contacting the relevant organisation to find out what support they offer and whether you may qualify.



Key Supported Accommodation Provided in the Warwick District

The following organisations provide supported accommodation across the Warwick District, supporting people with varying levels of need as they progress towards independent living.

St Basils

Supported accommodation for under 25s, subject to vacancies. This service operates 7 days a week, with the capacity to receive emergency referrals up to 8pm.

- **T: 01926 698 590**
- **E: accommodationwarwickshire@stbasils.org.uk**
- **W: <https://stbasils.org.uk/>**

Supported Accommodation Options

P3 Places to Stay / Floating Support

Supported accommodation for people aged 25+.

They also offer floating support services to assist adults who are at risk of homelessness or struggling to manage their tenancy.

- **W:** <https://p3charity.org/services/warwickshire-supported-accommodation>
- **E:** warks@p3charity.org
- **T: 0808 164 6220**

Cyrenians

Services for homeless and vulnerably housed people in Coventry and Warwickshire including supported accommodation.

- **T: 024 7676 9782**
- **W:** www.coventrycyrenians.co.uk
- **E:** info@coventrycyrenians.org

Derventio

Provide housing and support for people who are homeless or struggling with their housing situation.

- **W:** <https://derventiohousing.com/homelessness/>
- **E:** info@derventiohousing.com
- **T: 01332 292776**

Supported Accommodation Options

Specialist Supported Housing

Specialist supported housing in the Warwick District is designed to provide safe accommodation and targeted care for vulnerable individuals.

Refuge

Provides specialist support and safe accommodation for people experiencing domestic abuse. They run community-based support, safe emergency houses (refuges), and a dispersed accommodation service.

For assistance around domestic violence please call the DVSW helpline.

- **T: 0800 408 1552**
- **E:** dvsw@refuge.org.uk if you are in an emergency situation, please call 999.
- **W:** <https://refuge.org.uk/i-need-help-now/refuge-domestic-violence-service-warwickshire/>

Esther House (The Esther Project)

The Esther project supports women across South Warwickshire who are facing trauma, crisis, isolation and significant life changes. They provide safe spaces, supported housing (Esther House), wellbeing activities and more.

- **W:** <https://www.theestherproject.co.uk/>
- **E:** support@theestherproject.co.uk
- **T: 07540 310 139**

Supported Accommodation Options

New Chapters

Provide affordable, long-term support for individuals committed to beating drug and alcohol dependency. They operate an intensively staffed 8-bed residential recovery house in South Leamington.

- **W:** <https://www.newchapters.org.uk/>
- **E:** info@newchapters.org.uk
- **T:** 07596 229729

St Basils – Warnford Lodge Mother & Baby Unit

St.Basils also offer support for young single parents and those who are pregnant through their mother and baby schemes. Young people are offered a full service including a resettlement programme in order to find suitable accommodation for them and their children.

- **T:** 01926 698 590
- **E:** accommodationwarwickshire@stbasils.org.uk
- **W:** <https://stbasils.org.uk/>

Plato Trust

Provides safe and stable housing for people living with, or recovering from, mental illness, helping prevent homelessness and offering tailored support.

- **W:** <https://platotrust.co.uk/>
- **T:** 01926 831290
- **E:** matt@platotrust.co.uk

Supported Accommodation Options

Other Supported Housing Options

Please note that some of the accommodation providers included in this leaflet are not approved, accredited or commissioned by Warwick District Council. They are included for information only, and individuals should make their own enquiries before accessing any service.

Charnwood House

Offers supported accommodation for people who need help to maintain a tenancy and live more independently.

- **T: 01789204331 or 07841436028**
- **A:** 5 Arden House, Stratford-upon-Avon, CV37 6PA
- **E:** contact@charnwoodhouse.org.uk
- **W:** charnwoodhouse.org.uk

Doorway

Offers housing related support and accommodation for young adults aged 18-24. It is aimed at those who may not be eligible for statutory services but need additional support to stabilise their housing situation.

- **T: 02476 345 583**
- **W:** www.doorway.org.uk

Easy Housing

Supported accommodation for single homeless people.

T: 0121 328 8436

W: <https://www.easyha.org/>

Supported Accommodation Options

EMMAUS

Offer accommodation for people who have experienced homelessness or are at risk of it.

- **T: 02476651094**
- Download referral form:
www.emmaus.org.uk/coventry_warwickshire/join_our_community
- **E:** admin.coventry@emmaus.org.uk

Midland Heart: Birmingham Complex Needs

Supported accommodation for men and women aged 18+ in Birmingham/Coventry with complex needs. May accept those previously excluded from other supported schemes.

- **A:** 90 Lancaster Street, Aston, Birmingham, B4 7AR
- **T: 0845 850 1020 or 0121 523 8867**
- **E:** birminghamcomplexneeds@midlandheart.org.uk
- **W:** www.midlandheart.org.uk

Sustain UK Supported Accommodation

Provides accommodation for 18+ individuals who are experiencing mental health problems, learning difficulties and/or dual diagnoses.

- **W:** <https://sustainuk.org/>

Supported Accommodation Options

Riverside: Supported Housing

Offer supported housing services and schemes to meet the needs of groups, such as people with mental health issues, learning or physical disabilities, addiction issues, people at risk of domestic violence, teenage parents or ex-offenders.

- **W:** <https://www.riverside.org.uk/care-and-support/supported-living/>

YMCA

Accommodation in Coventry and Warwickshire for young people aged 16-25 who are homeless, or at risk of homelessness. Run housing projects in Coventry and Rugby which provide a range of support.

- **W:** <https://ymcaheartofengland.org.uk/supported-housing/>
- **E:** referrals@ymcaheartofengland.org.uk
- **T: 0121 477 4644**

Vanguard Direct: Supported Housing

Homeless accommodation and support in Birmingham.

- **W:** <https://vanguardsupportedhousing.uk/>
- **E:** info@vanguardsupportedhousing.uk
- **T: 0121 233 310**

Local Services

P3 Street Outreach Team

Support for rough sleepers. Outreach aims to offer help to people found to be rough sleeping. They support people over the age of 25 who live in Warwickshire and are experiencing or at risk of homelessness.

- **T: 0808 164 6220**
- **E:** warks@p3charity.org
- **W:** <https://p3charity.org/services/warwick-street-outreach>

Crisis and Resilience Fund (CRF)

Supports low-income households with essential living costs e.g. food, energy, utilities and household essentials.

- **W:** <https://www.warwickshire.gov.uk/crisisresiliencefund>
- **T: 0800 4081448 or 01926 359182**

Support with housing costs, including rent payments is provided separately through the Crisis and Resilience Fund housing payment.

- **W:**
https://www.warwickdc.gov.uk/info/20199/housing_benefits/363/crisis_and_resilience_fund_-_housing_payment
- **T: 01926 456760**

Cost of Living Support

Find out more about government and local support groups who are able to offer advice and assistance during these difficult times.

Guide to local services:

https://www.warwickdc.gov.uk/downloads/download/1956/guide_to_local_services

Local Services

Warwickshire's Family Information Service

Find information and support for families and children in Warwickshire, including childcare, children's and family centres, parenting support and local family services.

E: fis@warwickshire.gov.uk

T: 0800 408 1558 or 01926 742 274

W: <https://www.warwickshire.gov.uk/children-families>

Social Housing

In Warwickshire, there is a lack of social housing and a massive demand for social housing stock, as mentioned in the first section of this pack. The social housing stock is made up of a blend of council-owned homes, homes provided by housing associations, and registered providers.

Before considering applying for council housing, there are some things you need to understand and there are criteria you will need to meet to be eligible. To join the housing register you must:

- be over the age of 18 or over 16 or 17 in exceptional circumstances
- be living in the UK legally

HomeChoice

Anyone who wants to be considered for a Council or housing association home can apply to join HomeChoice, although not everyone will be accepted. If we accept you, we will assess your housing needs and place you into one of four bands reflecting your current situation and the severity of your housing need. We also assess your application to decide which properties, in terms of size and type, are suitable for your household.

Once we have completed an assessment of your HomeChoice application a member of the Housing Needs Team will write to you to give you details of the result of the assessment. The letter will confirm the following information:

- whether you are eligible;
- whether you are a qualifying person;
- whether you have a reasonable preference;
- what band you have been placed in;
- how many bedrooms you are entitled to;

Social Housing

- the type of property you are entitled to;
 - your registration date;
 - your right to request a review if you are unhappy with our assessment
-
- Find out more about your eligibility and the HomeChoice process via our Allocations policy:
https://www.warwickdc.gov.uk/downloads/file/8887/homechoice_allocations_policy
 - Register for HomeChoice online here:
<https://homechoice.warwickdc.gov.uk/HomeChoice/Register>
 - View current available properties here:
<https://homechoice.warwickdc.gov.uk/HomeChoice/Property>
 - Find out about current demand for affordable housing in Warwick here:
https://www.warwickdc.gov.uk/info/20160/social_housing_and_garages/1805/demand_for_affordable_housing

Housing Associations

We work together with a number of housing organisations, in managing a housing register for rented housing, shared ownership schemes and low cost housing within the area, and in developing new affordable housing throughout the district.

Find out who we work with here:

https://www.warwickdc.gov.uk/info/20160/social_housing_and_garages/168/housing_associations_and_co-operatives

Social Housing

Council Home Exchange

Council home exchange, also known as ‘mutual exchange’, is where social housing tenants (council, housing association or other registered providers) can swap properties with other social housing tenants.

Each tenant moves into their exchange partner’s property and takes on responsibility for that tenancy. We promote the use of mutual exchanges as a way of enabling our tenants to move, and we will help facilitate mutual exchanges where possible.

Find out more here:

https://www.warwickdc.gov.uk/info/20166/council_tenants/149/council_home_exchange

Additional Social Housing Options

Platform Places publishes a list of available properties that may have fewer applicants, they could be a useful option to consider when looking at social housing.

Find out more here: <https://www.platformhg.com/properties>

Contact Details

Contact the Housing Advice team

- Phone: [01926 456129](tel:01926456129) (option 2)
- Email: Hadvice@warwickdc.gov.uk

Homelessness

- Phone: [01926 456129](tel:01926456129) (option 2)

Emergency out of hours contact

- Phone: [0300 303 5573](tel:03003035573)

Right to Buy: buying your council home

- Fill out this form: <https://www.warwickdc.gov.uk/xfp/form/260>
- Phone: 01926 456129 (option 3, option 1, option 3)

Tenancy Support (WDC tenants only)

- Email: hsgem@warwickdc.gov.uk
- Phone: 01926 456129 (select option 3, then option 2)

To write to us

Housing Services
Warwick District Council
Town Hall, Parade
Royal Leamington Spa
CV32 4AT

Disclaimer: Warwick District Council does not take any responsibility for the content of external websites including the accuracy of information given. The above list of accommodation provider's websites, letting and estate agents is **not** given as an endorsement by Warwick District Council and are provided as a source of reference.