



*Proud of our past. Energised for our future.*

## **COPELAND BOROUGH COUNCIL PRIVATE LANDLORD DIRECTORY**

[Information on Local landlords and letting agents in the Copeland area.](#)



**Copeland Borough Council has produced this list to assist people in finding suitable accommodation for their needs. Please be advised that this information is for guidance only and Copeland Borough Council does not approve or recommend any of the landlords or properties listed**

**You can also contact the Housing Options Team with any enquiries on 01946 598300 or e mail us on [housingoptions@copeland.gov.uk](mailto:housingoptions@copeland.gov.uk)**



### **KEY TO USING THE PRIVATE LANDLORD / LETTING AGENTS LIST**

**LD** Landlord's discretion

**DEP**

Some landlords and letting agents may require a deposit from you which would be kept until the end of your tenancy. It may also be kept if there is any damage at the end of your tenancy or if you have any outstanding rent arrears

**FEE**

The landlord or letting agent may ask you for a fee before your tenancy commences which may not be refundable

**HB**

The landlord or letting agent may consider people in receipt of Housing Benefit or Universal Credit Housing Element

**REF**

References are required

**Credit Check**

The landlord or letting agent may run a credit check. You can ask for a Copy of the information the landlord / agent receives about you

**Age Limit**

The landlord or letting agent may take your age into consideration before offering a tenancy

**PETS**

The landlord or letting agent may take into consideration that you have pets before offering you a tenancy

Landlord	DEP	FEE	HB	REF	Credit Check	Age Limit	PETS
<b>Gill Bros</b> Houses: Cleator Kells Whitehaven <b>01946 814671</b>	✓		✓	LD	LD	25+	LD
<b>Bob Mean</b> Houses and flats: Hensingham Mirehouse Egremont Thornhill Kells <b>07768806604</b>	✓		✓				
<b>De Ruddick</b> <b>01946 815772</b> <b>07927889970</b>				✓	✓	25+	LD
<b>Sharon Helling</b> <b>07712181254</b>	✓			✓	LD		
<b>Mr Priestley</b> 3 bed houses in Frizington <b>07771734887</b>	LD		✓	LD	LD		LD
<b>Stephen Norton</b> 2 bed house in Cleator <b>07710311110</b>	✓		LD	✓	✓	LD	
<b>Jean McKay</b> <b>07786261315</b>	✓		✓	✓		25+	
<b>Mike Lewis</b> <b>07876031630</b>	✓		✓	✓	LD	LD	
<b>Louise Rosscamp</b> 2 bed house in Whitehaven <b>07749708368</b>	✓		LD	✓	LD		LD
<b>Doug Logan</b> Flats in Whitehaven area <b>01946 841473</b>			✓	LD			
<b>Graeme Morgan</b> Houses and flats in Egremont area <b>07808807602</b> <a href="mailto:Graeme.morgan@morgansindall.com">Graeme.morgan@morgansindall.com</a>	✓		LD	✓	LD		
<b>Mr D Davies</b> 2 bed house in Moor Row				✓	LD	LD	

<b>01946 831650</b> <b>07970180751</b>							
<b>Nigel Weller</b> 2 and 3 bed properties in Hensingham,Cleator Moor and Cleator <b>01323 811459</b> <b>07850 913092</b>	✓		✓			LD	✓
<b>Ken Hooks</b> 3 bed flat in Cleator Moor <b>07720864780</b>	✓		LD	✓	LD		
<b>Martin Hogg</b> 3 bed house in Thornhill <b>01946 821953</b> <b>07814675294</b>							
<b>Mr R Robson</b> 2 and 3 bed flats in Market Place Whitehaven <b>07774792373</b>	✓		LD	LD			LD
<b>Chelsea Wright –</b> 1,2 and 3 bed properties in Whitehaven, Cleator Moor Cleator Bigrigg <b>07810341073</b>	✓	✓		✓	✓		LD
<b>Julie Scott</b> 2 bed house in Egremont <b>07746931395</b>	✓		✓	✓		LD	
<b>Jason Chamber</b> 2 bed house in Hensingham <b>07816455562</b>	✓		LD	✓			LD
<b>John Lydon</b> 1/2 bed houses in Cleator Moor <b>07799510375</b>	✓			✓			✓
<b>John Donnelly</b> Houses in Cleator, Egremont <b>01946 823298</b>	✓		LD	✓			✓
<b>Peter Corkhill</b> Houses and flats in Whitehaven, Cleator Moor	✓		✓	LD		LD	LD

Frizington 07742537442 01946 812114 (AFTER 4PM)							
Mr T Milburn 1,2 and 3 bed flats and houses in Whitehaven area 01946 822777	✓		✓	✓		25+	
Mr Taylor Properties in Moor Row area 07975703853	✓		✓	✓			
Mr B McCourt Properties in Moor Row and Cleator 2,3 and 4 beds 07859919211	✓		✓	LD	LD		LD
Mr J Hussain 2 bed houses in Cleator Moor 07764 537979	LD	✓					✓
Mr M Spowart 2 and 3 bed houses Whitehaven area 01946 65028	✓		✓	✓			
Mr and Mrs Park 2 and 3 bed houses MILLOM 01229 772347			LD	✓	✓		
Nigel Woodhouse Millom Area 07970790094	✓			✓	✓	21+	
Mr and Mrs Mackie 2 and 3 bed houses MILLOM 01229 773706							
Mr Priestley 1, 3 and 4 bed houses MILLOM 01931 716276 07771734887	LD		✓	LD	LD		LD
Sheldons joiners 1,2 and 3 bedroom Flats and houses MILLOM 01229 772295 01229 773295	✓		✓	✓		LD	✓
D and M Ross 1,2 and 3 bedroom	✓						

Flats and houses MILLOM 01229 772551			LD	LD			
Gary Thorpe 2 bed houses MILLOM 07974424470	✓		✓	✓	LD	LD	
FabricProperty Group 01253 291881 Self contained flats Millom	✓		✓	✓	✓		LD

### RESIDENTIAL LETTING AGENTS

Letting Agent							
Grisdales 01946 693931 <a href="mailto:whitehaven@grisdales.co.uk">whitehaven@grisdales.co.uk</a>	✓		LD	✓	✓		LD
LILLINGTONS 01946 590412 <a href="mailto:Whitehavenlettings@lillingtons_estates.co.uk">Whitehavenlettings@lillingtons_estates.co.uk</a>	✓		LD	✓	✓	✓	
YOUR MOVE 01946 66311 <a href="mailto:whitehaven@your-move.co.uk">whitehaven@your-move.co.uk</a>		LD	LD	✓	✓		LD
FIRST CHOICE MOVE 01946 413001 01900 837804	✓		LD	✓	✓		LD
PFK 01946 695535 <a href="mailto:propertymanagement@pfandk.co.uk">propertymanagement@pfandk.co.uk</a>	✓			✓	✓		LD

From 1 June 2019, the Tenant Fees Act prevents landlords and letting agents from charging any fees for setting up a new tenancy. In addition security deposits will be restricted to five weeks rent.

From 1 June the only costs landlords or agents will be able to charge tenants for will be:

- ❖ Rent
- ❖ Utilities and council tax (if included in the tenancy)
- ❖ A refundable deposit (capped at 5 weeks rent)
- ❖ A refundable holding deposit to reserve the property (maximum one weeks rent)
- ❖ Changes to the tenancy requested by the tenant
- ❖ Early termination of the tenancy requested by the tenant
- ❖ Defaults by the tenant such as late rent payments or lost keys



## RENT GUARENTEE SCHEME

Copeland Borough Council's Deposit Guarantee Scheme comes in the form of a bond or guarantee which replaces a deposit with the Tenancy Protection Scheme. The bond or guarantee acts as a deposit to cover any uninsured loss or damage to a property for which the applicant is responsible for. The bond is usually a fixed period between six and twelve months and is normally the equivalent of one month's rent (up to a maximum £500).

The Rent Guarantee Scheme is a discretionary scheme designed to assist people who are homeless or threatened with homelessness within 56 days, and have a local connection to the Copeland area. It enables people who are without financial means to pay a deposit to help secure good standard accommodation in the private rented sector.

Once we have assessed that you are eligible, and homeless or threatened with homelessness, the property has to be:

**Affordable-** If you find a property that you would like to rent we ask you into our offices and carry out an affordability assessment with you. We ask you to bring evidence of what your income is and help you decide whether you would have enough income to help you keep the tenancy.

**Suitable-** If you are interested in the property you would not have to under or over occupy the property. It would also need to be within reasonable reach of services and amenities and not be too isolated

**Safe and free from disrepair –** Before we would issue any funds we would carry out an inspection using the Housing Health and Rating System to make sure the property is of decent home standard.

**Assistance will only be provided if the property passes the inspection.**

## HOW TO APPLY FOR SOCIAL HOUSING



Copeland Borough Council is part of the Cumbria Choice Based Lettings Scheme. Cumbria Choice is where all the main social housing providers in Cumbria advertise their vacant properties.

You have to register for the scheme and you can do this on line at [www.cumbriachoice.org.uk](http://www.cumbriachoice.org.uk). Once you have registered you will be able to apply on line via the Cumbria Choice website.

Once your application has been accepted, you will receive confirmation from the housing provider you apply to, which will detail the band you have been placed in based on your housing need.

As soon as you are registered on the scheme you will be able to view adverts for the available properties in the Copeland area (as well as view other properties in Cumbria)

You are then given the option to express an interest (called bidding) for the properties you would like to be considered for. To do this you will need your registration reference number, which is provided in your confirmation notice and your memorable date, which is set initially as the main applicant's date of birth (for security reasons, you will be asked to change this when you first log in). New adverts to express an interest open every Thursday and close the following Tuesday at midnight.

### You can view the available properties each week by:

- ❖ Visiting the website at [cumbriachoice.org.uk](http://cumbriachoice.org.uk)
- ❖ You can also look at the newsheets of properties available in the reception area in the Market Hall in Whitehaven.

### You can express an interest (bid) in a property by:

- ❖ Visiting the web site at [www.cumbriachoice.org.uk](http://www.cumbriachoice.org.uk)
- ❖ Using the Cumbria Choice Based Lettings automated telephone number – 0300 011 2160
- ❖ By text message to 07537 402 596



If you would like any further information on the scheme or wish to discuss an application you already have registered, please call the Housing Provider who administers your application.

Listed below are the contact details of the main providers of social housing in the Copeland area.

Home Group – 0345 141 4663  
[www.homegroup.org.co.uk](http://www.homegroup.org.co.uk)

Impact Housing – 03448736290  
[www.impacthousing.org.uk](http://www.impacthousing.org.uk)

Castles and Coasts – 01946 591848  
[www.castlesandcoasts.org.uk](http://www.castlesandcoasts.org.uk)

### **SHELTERED HOUSING**

Anchor Housing Association (for people over 55) – 03457758595  
[www.anchor.org.uk](http://www.anchor.org.uk)

Housingandcare21 (for the Elderly) – 03701924000  
[www.housingandcare21.co.uk](http://www.housingandcare21.co.uk)

Monkway Court Whitehaven  
01946 64400

Orchard Court, Mirehouse  
01946 691199

### **SHORT TERM SUPPORTED ACCOMMODATION**

- ❖ Whitehaven Community Trust (16-24 year olds)  
Kerry Maxwell 01946 590590 – by referral only.  
Shared facilities with own bedroom and mother and baby unit.
  
- ❖ Whitehaven Foyer (16-24 year olds)  
01946 834714 – by referral only.  
Both shared and independent units
  
- ❖ Calderwood House- single persons over 24  
(Local Authority referral only)  
Shared kitchen and living area with own bedroom and bathroom
  
- ❖ Night Stop – Temporary nightly crisis accommodation for 16-24 year olds

## HOUSING/GENERAL ADVICE

- ❖ Citizens Advice – 01946 693321  
[www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)
- ❖ Shelter – Free phone 0808 800 4444  
[www.shelter.org.uk](http://www.shelter.org.uk)



### Copeland Borough Council - Housing Options Team

Market Hall  
Market Place  
WHITEHAVEN  
Cumbria  
CA28 7JG

**Tel: (01946) 598300**

[www.copeland.gov.uk](http://www.copeland.gov.uk) • email: [housing.options@copeland.gov.uk](mailto:housing.options@copeland.gov.uk)

**MARKET HALL OPENING TIMES:** Mon, Tues, Thurs: 9am - 5pm – Wed 10am – 5pm & Fri 9am - 4.30pm

MILLOM OFFICE – St Georges Road MILLOM

**MILLOM OPENING TIMES:** Mon, Tues, Thurs & Fri – 9am- 12pm (CLOSED 12pm – 1pm) 1pm – 3pm - Wed - CLOSED

**FOR OUT-OF-OFFICE ENQUIRIES FOR HOMELESSNESS EMERGENCIES TEL. (01946) 598300**

