

Private Rented Housing

The size and nature of the Shetland private rented housing market

There are some opportunities in Shetland to rent accommodation from private landlords. However, the size and nature of the private rented housing market is not well understood. The Shetland Times usually contains a few advertisements each week of properties for let, both furnished and unfurnished but it is clear that other properties are also rented out without being so widely advertised. It should also be borne in mind that whilst the supply of private rented housing is small (a few hundred at most) the turnover of lettings tends to be much higher than for [Council](#) or [Hjaltland Housing Association](#) rented houses.

It is also clear that there are seasonal differences to the private rented market, in that some properties used for summer holiday lets become available in the autumn for 6 months or so as winter lets.

Locations and costs of private rented housing

The greatest demand and the highest rents for private lets are found in Lerwick, where rent levels for two bedroomed furnished properties can exceed the average of around £100 a week. By contrast rents for similar sized, unfurnished properties in the remoter landward areas (which may well be in poorer physical condition and have limited access to public transport and other services) can be less.

How to find out about private rented accommodation in Shetland

- Read the adverts in the [Shetland Times](#) and [Shetland News](#) webpages. You could put an advert in yourself.
- Contact the [local Solicitors and Estate Agents](#).
- Look out for small adverts that appear, for example, on the notice boards of the Lerwick supermarkets or in the windows of some shops and post offices. You could put an advert in yourself.
- The [local Tourist office](#) will have details of some holiday lets and their owners, who could be contacted to explore the possibility of winter or longer term lets.
- Ask around, particularly in the country areas where some private renting opportunities may be 'advertised' by word of mouth.



**Shetland Islands
Council**



This leaflet is a reproduction of the **Housing Options Guide – Private Rented Sector (Availability)** section.

If you would like this information produced in any other format, please telephone 01595 744360 or email housing@shetland.gov.uk.

Useful Links

Shetland Tenants Forum

www.shetland.gov.uk/housingoptionsguide/tenants-forum.asp

Houses in Multiple Occupation

www.shetland.gov.uk/environmentalhealth/HousesinMultipleOccupation.asp

Sharing Rented Accommodation

http://scotland.shelter.org.uk/getadvice/advice_topics/families_and_households/sharing_rented_accommodation

Tenancy Agreements for Private Tenants

http://scotland.shelter.org.uk/getadvice/advice_topics/finding_a_place_to_live/renting_privately/tenancy_agreements_for_private_tenants

Shetland News Property Pages

www.shetland-news.co.uk/property/the_property_pages.htm

