



## HOUSING OPTIONS IN LEEDS



This leaflet provides you with some information on housing options you might like to consider in addition to applying to Leeds Homes, for example, shared ownership, renting from a housing association or a private landlord and where to find expert advice if you are experiencing difficulties remaining in your own home.

We hope you find it helpful.

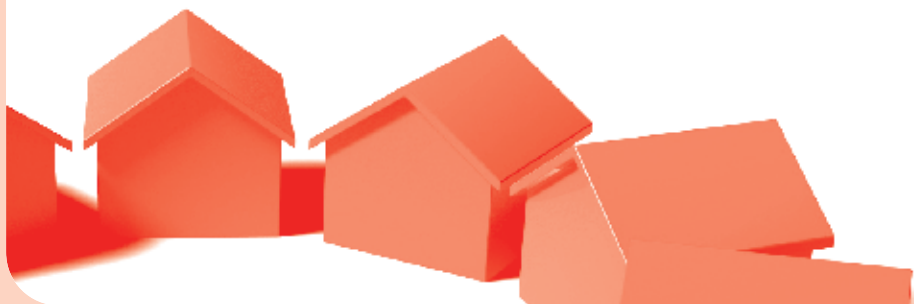
### **Renting from the council**

If you choose to apply for housing with Leeds City Council (LCC) it is important to understand that council housing is in increasingly short supply. More customers are registered with Leeds Homes than LCC or its partner housing associations are able to rehouse. The size of property you need, which areas you want to live in and the level of your housing need will all affect the amount of time you will be waiting to be rehoused.

For example, the average time to wait for a 4 bedroom house in Swarcliffe is 7½ years. A property in Wetherby would typically take 2½ years and a 3 bedroom house in Seacroft South would be approximately 2 years. In the Belle Isle area a 3 bedroom house would take around 18 months.

For further information about waiting times please look at the feedback table on our website at [www.leedshomes.org.uk](http://www.leedshomes.org.uk) or in the Leeds Homes property flyer.

Please use the table at the back of this leaflet for information on approximate times it takes to be rehoused across the city.



## Renting from a housing association

Another option to council housing is to consider applying to one of the 27 housing associations in Leeds. Some of these associations specialise in accommodation such as sheltered housing schemes and some provide support if you need it.

Contact details of all the housing associations in Leeds can be found on the Leeds Homes website, on the **'Useful Contacts'** page.

## Exchanging your home

If you want to move home, mutual exchanges can be a quicker way of moving by swapping your home with another local authority or housing association tenant. This includes tenants outside Leeds.

It's essential that each tenant involved has the written approval of their landlord, who can refuse the move on certain grounds. You must never pay or accept money for a mutual exchange.

You can join the council's register of tenants interested in mutual exchanges and can advertise on the Leeds Homes website. Contact your housing office for information and advice.

For people who are already council or housing association tenants and need to move, there are also two national transfer schemes which could help. The homeswapper and houseexchange schemes are national mutual exchange registers. Further details can be found on their websites at [www.homeswapper.co.uk](http://www.homeswapper.co.uk) and [www.houseexchange.org.uk](http://www.houseexchange.org.uk)

## Renting from a private landlord

Renting from a private landlord gives you much more choice about which area you want to move to and means you're less likely to be waiting a long time to find a home. There are lots of Letting Agents in Leeds including those who are members of the Leeds Landlords Accreditation Scheme (LLAS). More details are available on the Leeds Homes website at [www.leadshomes.org.uk](http://www.leadshomes.org.uk).

## Under Occupation Incentive Scheme

If you are a Leeds City Council tenant with spare bedrooms in your home that you no longer need or use, you could claim £1000 per bedroom that you give up. For example if you moved from a 4 bedroom house to a 1 bedroom flat you would receive a cash incentive of £3000 on completion of your move.

In addition to receiving a cash incentive, you may find that a smaller home is easier to manage, and may also be cheaper to run with lower rent, council tax and utility bills. You will also be freeing up a larger home for a family who are currently waiting to be rehoused on our housing register.

## Do really want to move or do you need help to live in your current home?

You may be able to get help so that you can stay in your home.

If you or a member of your family are **finding it difficult to get around your home because of a disability**, you may be able to get assistance with adaptations, following an assessment by an Occupation Therapist from Social Services. You can apply for an assessment by ringing 0113 398 4702 or log on to [www.leeds.gov.uk>health and social care>disabilities](http://www.leeds.gov.uk>health and social care>disabilities).

**Security and support** can be a worry for people as they are getting older, particularly if they live on their own. The council's alarm service, 'CareRing', is available to anyone who needs it and provides 24 hour cover for you in your home.

Please call 'CareRing' on 0113 2243485 for further details.

## Are you having problems with your landlord?

Timely advice on problems you are having with a private tenancy could save you having to move, or even becoming homeless. Our Homeless and Prevention Options Team can help you with this. They can be contacted by telephoning 0113 2476919 for further details.

## Are you experiencing domestic violence, but don't want to move?

- The **Sanctuary Scheme** can help you remain in your current home by offering a range of security improvements. Please contact on of the following numbers for further information.

North East Division

Domestic Violence Unit: 2413633

Pudsey and Weetwood

Domestic Violence Unit: 2414949

City and Holbeck

Domestic Violence Unit: 2382062

If you're already a council tenant and you are experiencing domestic violence please contact your housing office for help and advice.

## Are you having difficulty paying your rent or your mortgage?

Free advice is available from Citizens' Advice Bureau or if you have been a member of Leeds City Credit Union for 6 months or more, you can get advice by calling 0113 2145252 or emailing [services@leedscitycreditunion.co.uk](mailto:services@leedscitycreditunion.co.uk).

For tenants please contact your local housing office or Housing Association for help and advice.



## Would you like to consider becoming a homeowner?

There are a number of home ownership schemes that have been set up to help people who would like to consider buying a home. Schemes operating in Leeds include;

**Homebuy** – click on [www.homebuy.info](http://www.homebuy.info) for more information on the different Homebuy schemes

**Shared-Ownership** – Shared-ownership makes home ownership more affordable because you can part buy and part rent your home. Click on [www.shared-ownership.org.uk](http://www.shared-ownership.org.uk) for more information.

### My4walls

my4walls helps make home ownership in West and South Yorkshire affordable through the HomeBuy schemes and gets people onto the first rungs of the property ladder.

They are the Government's HomeBuy agent for West and South Yorkshire and are a one-stop shop for information and applications for low cost home ownership schemes across the area.

