

Your housing options



Vos options de logement – vous pouvez obtenir ce livret en français

As suas opções de habitação – pode obter esta brochura em português

Konut Seçenekleriniz – bu broşürün Türkçe'sini edinebilirsiniz

বাসস্থান পাওয়ার বিকল্প উপায়সমূহ – এই পুস্তিকাটি বাংলা ভাষায় পাওয়া যায়

خيارات إعادة الإسكان - يمكنك الحصول على هذا الكتيب باللغة العربية

Your housing options – you can get this booklet in large print.

We provide a range of options to rent or buy a home. Most of our housing is general-needs social housing where we provide housing on a secure or assured tenancy. We also provide housing for key workers (teachers, health workers, police officers, firefighters and so on), and give you the option to rent a property at its market value.

If you would like to know more about other housing options not listed here such as private renting, living in a housing co-operative, or properties for young people to live in, please contact your local authority or Shelter on 0845 458 4590.

Renting

Peabody residents

Transfers (general-needs social housing residents only)

If you are a Peabody resident, you can apply for a transfer if your home is no longer suitable. When you apply for a transfer we look at your situation and place you in a band based on your housing need. We won't be able to tell you exactly how long it will take before we can rehouse you but, to give you an idea about how long you can expect to wait, we publish current waiting times on our website. If you would like to know more or would like an application form, please call Peabody Direct on 020 7021 4444.

Homeswap (mutual exchange)

Because we get a large number of applications from people wanting to move home, and do not have enough homes for everyone, you should consider other ways of moving home. If you are on a secure or assured tenancy with us, you can swap your home with another Peabody resident or another registered social landlord or a local-authority resident. You can use Homeswapper to exchange your home. You can register your details and look for a swap partner at www.homeswapper.co.uk. If you would like to know more or would like an application form, please call Peabody Direct on 020 7021 4444.

HOMES

If you want to move out of the London area, you can apply to register with HOMES. You will need to have a connection with the area you want to move to, such as family who live there. If you would like to know more or would like an application form, please call Peabody Direct on 020 7021 4444.

New applicants for housing

General-needs social housing

If you want to apply for general-needs social housing, you need to contact your local authority. They will assess your housing need. They may refer you to us or another registered social landlord. If you live in a local-authority area that runs a choice-based lettings scheme, you can choose to view our homes which will be advertised locally. You cannot apply to us direct unless you want to apply for housing for older people.

Housing for older people

We sometimes have homes available for people over 60 years old who need some support. If you would like to know more or would like to apply for housing, please contact Peabody Direct on 020 7021 4444.

Key worker rent

Our key worker homes are offered on an assured shorthold tenancy at a reduced rent. You will need to be employed in a qualifying key worker profession (for example, you are a teacher or health worker). Income limits also apply. If we offer you a key-worker home, you can live in it for as long as you continue to work in a qualifying key worker profession. An agent manages the application process. If you would like to know more, please call them on 0845 230 8099.

Market rent

We have some homes that are available to rent at market values. We offer market-rent residents an assured shorthold tenancy. When setting the rent level, we look at what private landlords are charging for similar properties in the neighbourhood. We let the homes as unfurnished. If you would like to know more, please call Peabody Commercial Initiatives on 020 7021 4243.

Buying

Peabody residents

Social homebuy (general-needs social housing residents only)

Social homebuy can help you buy your current home. You can either buy part of your home or buy it outright. You will be able to get a discount of up to £16,000. Social homebuy is paid for by the Government and only a limited amount of money is available. We can only offer social homebuy in these London boroughs.

- Barking and Dagenham
- Enfield
- Greenwich (not available on the Crosslet Vale estate)
- Haringey
- Harrow
- Hillingdon
- Lewisham (not available on the Vanguard estate)
- Lambeth (only available on the Peabody Hill estate)

If you would like to know more or would like to apply for social homebuy, please contact us on 020 7021 4444.

All other applicants

New-build homebuy (formerly shared ownership)

New-build homebuy can help you to buy part of your home from your registered social landlord. You then rent the rest of your home at a reduced rate from the same registered social landlord.

Once you have bought your first share, you will have the option to buy more shares in the home until you own it outright. Local-authority and registered-social-housing residents, key workers and people in need on the local-authority housing register can apply for new-build homebuy. If you would like to know more, please call us on 020 7021 4444 or Housing Options on 0845 2308099 or visit the Housing Options website: www.housingoptions.co.uk

Open-market homebuy

Open-market homebuy can help you buy a home outright on the open market. You find a home on the open market and apply for an interest-free loan with the homebuy agent. They will lend you 25% of the purchase price and you must provide the remaining 75% through a mortgage or personal savings. Local-authority and registered-social-housing residents, key workers and people in need on the local-authority housing register can apply for open-market homebuy. If you would like to know more, please contact us on 020 7021 4444 or Housing Options on 0845 2308099 or visit the Housing Options website: www.housingoptions.co.uk.

Buying a property outright

We offer homes for outright sale that are sold at the full market value. If you would like to know more, please call us on 020 7021 4444.

Translation service

Your housing options booklet

Si vous souhaitez obtenir ce livret en français, vous pouvez :

- écrire à Policy and Inclusion Services, 45 Westminster Bridge Road, London SE1 7JB ou
- envoyer un email à translate@peabody.org.uk avec votre nom, votre adresse et la référence REH (français).

Se gostaria de obter esta brochura em português, pode:

- escrever para Policy and Inclusion Services (Serviços de Política e de Inclusão), 45 Westminster Bridge Road, London SE1 7JB, ou
- enviar um e-mail para translate@peabody.org.uk com o seu nome, morada e a referência REH (português)

Bu broşürün Türkçe'sini istiyorsanız:

- Policy and Inclusion Services, 45 Westminster Bridge Road, London SE1 7JB'ye yazabilir veya
- REH (Türkçe) referansı ile adınızı ve adresinizi belirterek translate@peabody.org.uk'a bir e posta gönderebilirsiniz.

এই তথ্যপত্রটি বাংলা ভাষায় চাইলে:

- এই ঠিকানায় চিঠি লিখে তা আপনার নামে পাঠানোর অনুরোধ জানান: Policy and Inclusion Services, 45 Westminster Bridge Road, London SE1 7JB
- আপনার নাম, ঠিকানা এবং রেফারেন্স REH (বাংলা) লিখে দিয়ে এই ঠিকানায় ইমেইল পাঠান: translate@peabody.org.uk

إذا أردت الحصول على هذا الكتيب باللغة العربية، فيمكنك:

- الكتابة إلى: Policy and Inclusion Services, 45 Westminster Bridge Road, London SE1 7JB أو
- * إرسال بريد إلكتروني على عنوان: translate@peabody.org.uk مع اسمك وعنوانك ورقم الملف REH باللغة العربية



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