

# Housing Options



You can find a new home by using any of these free re-housing services. The more services you try, the more likely you are to find a new home. Our dedicated team is available to help you with any of these options, just contact us directly.

## HomeHunt

Peabody is in partnership with Homehunt. This is a national website partnership providing Choice Based Lettings. It has been designed to give residents improved access to affordable rented properties across the UK.

All of the partners will be sharing the same housing register and you will be able to apply for all properties advertised by the Homehunt Partners.

By offering more choice you have more say in where you are housed. Homehunt is a simple and straightforward way of letting homes and we aim to be open and transparent.

## Housing Moves

Should you wish to expand the area you wish to move to, you may consider registering with housing moves via [www.housingmoves.org](http://www.housingmoves.org) which is the Mayor of London's housing mobility scheme that allows tenants of London boroughs or housing associations to move outside their existing borough to a different part of London. It is run by the Greater London Authority and the majority of London boroughs and housing associations are participating.

## Seaside and Country Homes

Seaside & Country Homes scheme is open to people living in council or housing association properties in London where at least one member of the household is age 55 or above. Any members of the household who are under 55 years of age must be either the partner, joint tenant or registered carer of the lead applicant.

Second applicants aged under 55 are not able to become joint tenants of, or have succession rights to, Seaside and Country Homes properties.

Seaside and Country Homes can only consider applications from two people but can consider three person households where the third person is an adult dependant relative or live in carer.

Applicants should have no rent arrears or history of anti-social behaviour, and should not be going through possession proceedings or being evicted.

If you are interested in this option please visit the website for more info and to complete an application [www.london.gov.uk/what-we-do/housing-and-land/renting/seaside-country-homes](http://www.london.gov.uk/what-we-do/housing-and-land/renting/seaside-country-homes)

## Home Finder

This scheme will create opportunities for people to find a home that better matches their household size and personal circumstances. The scheme will aim to prevent applicants from accruing arrears, debt or becoming homeless.

The scheme is funded and supported by a consortium of landlords who will advertise properties online and whose applicants will be able to make applications through its website [www.homefinderuk.org](http://www.homefinderuk.org)

A tenancy support package will be offered to all applicants in order to help them make a successful move. This will include advice on personal budgeting, understanding the impact of welfare reforms and information on the areas they wish to move to.

Please note to qualify for any of the above options, you would need to have a clear rent account or have set up a repayment plan with your revenue officer and maintain payments for 12 weeks.

## Local Authorities waiting list

You may approach your local authority to go on their housing list. However, there is no guarantee that you will be accepted as each local authority has their own criteria. For a list of local authorities contact numbers please visit: [www.direct.gov.uk](http://www.direct.gov.uk)

## Mutual Exchange

An option you may also consider is a Mutual Exchange, where you can exchange with other tenants from local authorities or housing association. Once you have registered you would be able to search for other tenants interested in doing a mutual exchange via the following web site: [www.houseexchange.org.uk](http://www.houseexchange.org.uk) or [www.homeswapper.co.uk](http://www.homeswapper.co.uk)



## Intermediate and Market Rental

As well as the option to rent in the private sector, residents could also consider Peabody's Intermediate Market Rental (IMR) and Market Rent (MR) portfolio. In the case of our IMR portfolio these homes are let at less than the market rate on an assured short-hold tenancy.

The rent charged is normally 20% lower than what one would expect to pay for a similar home in a similar area if renting from a private landlord. These options are available to home seekers who do not qualify for social rent homes, this may be of particular interest to adult children of Peabody residents, who do not in themselves qualify for Peabody housing.

Details of all our available properties can be found on our website: [www.peabody.org.uk/find-a-home/private-rent-listing](http://www.peabody.org.uk/find-a-home/private-rent-listing) (MR) and [www.peabody.org.uk/find-a-home/intermediate-market-rent-listing](http://www.peabody.org.uk/find-a-home/intermediate-market-rent-listing) (IMR). The website is updated regularly with photographs and floor plans for most of our available properties.

Further information regarding MR & IMR can be obtained from our Letting Officers who can be contacted via our customer service centre on **0800 022 4040**.

## Home Ownership

If a resident is interested in affordable home ownership Peabody can offer two options – First Steps Shared Ownership or First Steps Equity Loans schemes. Both schemes are run through the First Steps agent and more information on the properties available on both schemes, together with an application form to download can be found at [www.firststepslondon.org](http://www.firststepslondon.org)

