

# Housing Options

You can find a new home by using any of these free rehousing services. You can increase your chances by trying several routes. Contact one of our dedicated teams via the customer hub on **0300 123 3456**



## Mutual Exchange

You may want to think about a Mutual Exchange, where you exchange your home with other tenants from a local authority or housing association.

You can find an exchange partner by registering on the websites [www.houseexchange.org.uk](http://www.houseexchange.org.uk) or [www.homeswapper.co.uk](http://www.homeswapper.co.uk)

We have much more information about the mutual exchange process here [Swap a home - Peabody](#)

## Intermediate and Market Rental

In addition to the option of renting in the private sector, you can also consider Peabody's Intermediate Market Rental (IMR) and Market Rent (MR) homes.

Usually, your rent for an IMR property is 20% lower than what you might pay for a similar home in a similar area if renting from a private landlord.

This option is available to home seekers who do not qualify for social rent homes, such as adult children of Peabody residents, who do not in themselves qualify for Peabody housing.

Details of all our available properties and eligibility criteria can be found on our website [www.peabody.org.uk/find-a-home/rent-a-home](http://www.peabody.org.uk/find-a-home/rent-a-home).

## Home Ownership

Peabody offer a range of ways to buy a home such as London Living Rent, Shared Ownership and properties on the open market for private purchasers and property investors.

We build more new homes each year for sale and also have properties for sale from our current portfolio.

For more information about your home ownership options please visit [www.peabody.org.uk/find-a-home/buy-a-home](http://www.peabody.org.uk/find-a-home/buy-a-home).

## Local Authorities waiting lists

You may ask your Local Authority to be added to their housing list. 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).

## Seaside and Country Homes

Seaside and Country Homes offers people who are aged 55 and over and who live in social housing in London, the opportunity to move to bungalows and flats. These are managed by housing associations located mainly across the south coast and eastern England and the West Country.

The scheme helps around 150 households to move from London each year. Some of those who have moved in the past chose to do so to be closer to family or friends and, for many, the appeal lies in a quieter, more relaxed way of life, living among people of a similar age.

If you are making a joint application the lead applicant must be at least 55 years of age and must be a current tenant of the property on the application.

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

Visit the website for more information and to apply [www.london.gov.uk/programmes-strategies/housing-and-land/council-and-social-housing/seaside-and-country-homes](http://www.london.gov.uk/programmes-strategies/housing-and-land/council-and-social-housing/seaside-and-country-homes).

## HomefinderUK

HomefinderUK is a national mobility scheme helping individuals and households who want, or need, to move. This might be to find a home that better matches your household

size, personal or financial circumstances. This scheme seeks to find permanent social housing.

Properties are advertised on the HomefinderUK website, where you can also apply for a home [www.homefinderuk.org](http://www.homefinderuk.org).

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

You'll need to have a clear rent account or have set up a repayment plan and maintain payments for 12 weeks.

## Next steps scheme

This scheme provides a child of Peabody tenants with a one bedroom home of their own to help alleviate overcrowding.

To be eligible you need to be aged 21 or over and in employment or training. To be considered for the scheme the main tenant will need to be overcrowded by two or more bedrooms. Contact us to find out more.

*Learn more*

[peabody.org.uk](http://peabody.org.uk)

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