

OPTIONS FOR HOUSING

THE PROS AND CONS

Shared ownership

What is it?

You buy a share with a mortgage and pay rent for the rest. For instance, you might own 50% and a Registered Social Landlord owns 50%

You do not share the house or flat with anyone else unless you want to

Advantages	Disadvantages
You choose where you live	You have to wait for everything to be arranged
You own your own home	You have to sign a lot of paperwork
You could buy a newly built flat	You have to find some fees and costs in the beginning
You can't be asked to move	You have to qualify for the right benefits so you can pay your mortgage and rent (but your benefits cover this)
You could make a profit	You would take a long time to move if you changed your mind
You could get help with repairs and maintenance from the landlord	You would have to make sure your home was maintained

Assured Tenancy with a Registered Social Landlord

What is it?

You pay rent to a landlord which is a housing association such as wdh or Chevin

Advantages	Disadvantages
You have the right to live there for as long as you want (if you pay your rent and follow the rules)	You may not have very much choice about the area where you live
Your repairs and maintenance will usually be done for you	There is not much of this type of housing available
You may have a choice about where you live	You may have to wait to get a house or flat and may not be able to move quickly if you change your mind

Short- term Tenancy in private accommodation

What is it?

You pay rent to a private landlord

Advantages	Disadvantages
You can choose which area you live in	You must find somewhere that is affordable when claiming Local Housing Allowance
You can choose what type of accommodation you want	You can usually only have the rent for a one-bedroomed place if you live alone
You can get somewhere quickly	You must find a deposit and perhaps rent in advance
You can move easily if you change your mind	You have no security and could receive one month's notice to leave

Shared Lives

What is it?

You live with a carer in their house as a member of their family

Advantages	Disadvantages
You don't have to pay rent	You don't have any security in the house if the carer decides not to continue supporting you
You can enjoy family life or the company of the carer(s)	You don't have a home of your own
You just have one or two family members to support you, not a staff team	You don't usually have any formal tenancy agreement or contract
	You could have to move quickly in a crisis, permanently or for a temporary period

What you need to think about when planning to move

Your reasons for wanting to move

When is the move needed?

Do you want to share or live alone?

Do you want to live in the country or town?

Do you want to be near jobs, college, services, or family and friends?

What will you do for transport?

Will you feel safe?

Decide who can help you with planning or finding houses



Modernisation and Development Team

82 Batley Road

Wakefield WF2 0AE

01924 303570