

# Moving to a smaller home



Homes for Haringey

[www.homesforharingey.org](http://www.homesforharingey.org)

From April 2013, housing benefit will be calculated based on the number of bedrooms a claimant needs rather than has. This means that many council tenants will lose housing benefit because they under-occupy their home.

You can use our online bedroom calculator to find out how the changes will affect you at:

**[www.homesforharingey.org/benefits](http://www.homesforharingey.org/benefits)**

If your housing benefit is affected, and you don't think you will be able to make up the shortfall in rent, then you may need to think about moving to a smaller home. Here are your options.

## 1. Register for a transfer

If you are a council tenant and under-occupying your home, then you can register for a transfer.

Haringey Council wants to help council tenants living in large properties move to more suitably sized homes, and there are financial incentives to move. (A dedicated officer from the Council will make sure that you get help and support throughout.)

If you have three or more bedrooms, and are moving to a property that has at least two fewer bedrooms, then your application for a transfer will be given high priority and put in Band A. This would put you in a strong position when you bid for suitable properties on the Home Connections website at **[www.homeconnections.org.uk](http://www.homeconnections.org.uk)**.



Haringey Council advertises available council homes on the Home Connection's website at: [www.homeconnections.org.uk](http://www.homeconnections.org.uk)

You would also be entitled to a cash incentive from the Council of £2,000 and help with moving.

Council tenants moving from a two-bedroom home to a one-bedroom flat or a bedsit, also qualify for £2,000. Tenants with three or more bedrooms moving to a property with one fewer bedroom are entitled to £500 cash incentive.

For more information call the Council's Under-Occupation Adviser on 020 8489 4771.

You can apply for an 'under-occupation' move online. Just go to the Council's website at: **[www.haringey.gov.uk/housingapplication](http://www.haringey.gov.uk/housingapplication)**

## 2. Moving into sheltered housing?

If you are over 50 and need to downsize, you may want to think about moving into sheltered housing accommodation. Many of these properties are self-contained flats in smaller blocks and are located across the borough.

Talk to your Tenancy Management Officer if you are considering this option.

**Talk to us:** If you are thinking of downsizing and you're not sure which option is right for you, call your Tenancy Management Officer on freephone 0800 195 3404 or 020 8489 5611 (cheaper from a mobile).

Plus we've signed up to Homeswapper so it's free for council tenants in Haringey to use.

To be eligible for a mutual exchange, you need to meet the following criteria:

- Everyone involved in the mutual exchange must have a clear rent account.
- The tenants wanting to exchange must not have had a Notice Of Seeking Possession (NOSP) served against them.
- The properties must not be too big or too small for the family intending to move in.
- Supported housing accommodation and adapted properties are not included in the scheme.
- Both properties must be in good repair and not damaged by the tenants moving out.

There may be other conditions involved in a mutual exchange. For more details please contact your Tenancy Management Officer.

When you have found someone to swap your council home with, complete our mutual exchange application form available online at [www.homesforharingey.org/exchange](http://www.homesforharingey.org/exchange) and return it to your Tenancy Management Officer.

### 3. Register for a home swap

Another option is to swap your home with another tenant - this could be another council tenant or a housing association tenant living anywhere in Britain.

A council home swap is also called a mutual exchange.

A mutual exchange has the following advantages:

- It can help you to move if you do not qualify for rehousing.
- It increases your choice of size, type and location of home.
- It allows you to move to another area.

There are a number of online home-swapping schemes available which hold nationwide information about tenants wanting to do a home swap. They include:

[www.homeswapper.co.uk](http://www.homeswapper.co.uk)  
[www.ukhomeswap.co.uk](http://www.ukhomeswap.co.uk)  
[www.council exchangesite.co.uk](http://www.council exchangesite.co.uk)  
[www.exchangeuk.co.uk](http://www.exchangeuk.co.uk)  
[www.council-exchange.org.uk](http://www.council-exchange.org.uk)

#### About Home Swapper

We recommend you register on the Home Swapper website. It's a national home exchange scheme and many council tenants in Haringey have successfully managed to find someone to swap their home with. As it's a national scheme, you get a lot of property choice.



### 4. Rent a home in the private sector

Another option is to move to the private rental sector. This would give more choice in the type and location of property.

The Council's Home Finder Scheme can help you with finding private rental accommodation in Haringey and the neighbouring areas. Call the Housing Advice and Options team on 020 8489 1000. You can also find out more about the scheme on the Council's website at: [www.haringey.gov.uk/renting\\_a\\_home](http://www.haringey.gov.uk/renting_a_home)

For a complete list of all our publications and factsheets, go to:  
**[www.homesforharingey.org/publications](http://www.homesforharingey.org/publications)**