

# Moving Home



Caitlin Allin, St. David's Church in Wales Primary School

## 5.1 Moving to another Council home - Homes4u Scheme

If you need or want to move to another council home, there are two ways you can do this.

1 You can get an application form to go on the transfer list from the Holton Road office or one of the area housing offices. There is a priority system which gives you priority according to your circumstances eg:

- if your current home is too small or too big
- if you have a medical reason for wanting to move to a different property
- if you want to move area because of a change of job or to live nearer family members
- If you are suffering Harassment (which can be evidenced by the Police)

2 It can be quicker to arrange an exchange rather than to wait for a transfer. If you want to move within the Vale of Glamorgan, you can register on the exchange list which is kept by the Council and available for tenants to see. You can only exchange with the agreement of the housing department. All council tenants have the right to exchange their home if they have:

- no rent arrears or other debts to the Council
- no outstanding repairs or damage to the property
- if neither property will become overcrowded as a result of the exchange
- if there is no other current breach of the tenancy such as anti-social behaviour

If the Council refuses to allow you to exchange, it must provide you with the reason within 42 days of you making a request.

### ● Applying for sheltered accommodation

If you want to apply for sheltered housing, you should contact the Housing Department for an application form.

### ● Applying for purpose built disabled accommodation

The Vale of Glamorgan Council owns a very small number of purpose built disabled accommodation as do some local housing associations. You can contact them direct (see section 8 of this handbook), or contact the Housing Department for details.

## 5.2 Moving to a home owned by a different landlord

You can also exchange your home with someone who lives in a property owned by a different landlord. This might be another council or a housing association. If you exchange with a tenant of a housing association, you will normally become an assured tenant and lose your Right to Buy. Other than this, assured tenants have most of the same rights as secure tenants.

Most landlords will have a list of tenants who would like to exchange their home available at their offices. Contact details for housing associations with properties in the Vale are provided in section 8 of this handbook.

If you want to move to an area other than the Vale of Glamorgan, the housing department may have contact details for landlords in the area you want to move to.

### HOMES Scheme

There is a government-funded organisation called HOMES which runs two schemes to help people move to other parts of the country.

### National Mobility Scheme

To be eligible for the National Mobility Scheme, you need to have a good reason to move. These might include getting a new job or wanting to be nearer to your family.

You can ask the Vale of Glamorgan Council to nominate you to the local authority in the area you want to move to.

### HOMESWAP

This is a national tenant exchange register. You can obtain an application form from the housing department, complete it and return it to:

### HOMES

The details of what you are looking for will be added to the HOMES database and will be added to lists sent for display in landlord offices in the area you have chosen.

**Remember**, if you are applying to the National Mobility Scheme, you need to return the form to the Vale housing department.  
If you are applying to HOMESWAP, you need to return the form directly to HOMES.

# Moving Home

## Housing associations

You can do a mutual exchange with a housing association tenant as long as both landlords agree. You can also ask the Vale housing department to put you forward to a housing association if you want to move. This is called a 'nomination'.

Housing associations are non profit making organisations which are run by a voluntary board of management. They receive grants from the Welsh Assembly Government to provide homes for rent to people with a housing need.

The two main differences between being a council tenant and being a housing association tenant are:

Housing associations set their rents in a different way to the Council. However, Housing association tenants on benefit or low income are still entitled to apply for housing benefit

Housing association tenants have assured tenancies. Local authority tenants have secure tenancies. Both tenancies give similar rights to tenants, with the exception of the right to buy. Unlike council tenants, housing association tenants do not have the right to buy their home.

You will find contact details for each association with property in the Vale of Glamorgan in Section 8 of this handbook.

## 5.3 Changing your tenancy

### Adding someone to your tenancy

If the tenancy is in your name only and you want to include your partner on the tenancy, you may request the council to do this. You will need to put the request in writing to the housing department. You can only do this once during your tenancy. Your request will be refused if you are in rent arrears.

You need to think carefully about having a joint tenancy because this gives equal rights to both of you, to occupy your home. You may wish to seek advice from a solicitor or Citizens Advice Bureau before you take this step.

## ● Removing someone to your tenancy

If you have a joint tenancy and you and your partner separate, you can apply to the Court to have the tenancy transferred to either party. You can get help to do this through a solicitor or the Citizens Advice Bureau. The Council may be willing to transfer the tenancy to the partner with care and control of any children provided there is a clear agreement between the parties, and the other partner is willing to surrender their interest in writing. For more information about this, contact your Senior Housing Officer.

## 5.4 Ending your tenancy

If you want to end your tenancy, you must:

- give the Council 4 weeks written notice ending on a Monday
- leave your home and garden clean, tidy and empty
- hand the keys into the Council Offices on or before 12.00 noon on the Monday on which the tenancy is due to end and tell us your new address
- pay all rent and arrears due up to the date of termination

You will be charged for the costs of putting right any damage to the property and removing any items or rubbish that you have left behind.

Don't forget to tell the following organisations when you are leaving:

- your gas supplier
- your electricity supplier
- your water supplier
- council tax
- your telephone supplier

It is important that you do this so that you get charged the right amount.

## Other Booklets:

- 1 Welcome to your New Home
- 2 Rights & Responsibilities
- 3 Rent
- 4 Housing for Older or Disabled People
- 5 Moving Home
- 6 Repairs & Maintenance
- 7 Safety in the Home