

Housing options

What is your housing need?
What are your options?

What is a housing options service?

Everyone's housing need is different

Dudley Council's housing options service has been created to offer a range of different options to suit the diverse housing needs of Dudley residents.

The housing options service will offer you clear and up to date information enabling you to choose a realistic option appropriate to your circumstances.

In order to do this we will:

- ✓ Offer general advice and assistance to people looking for somewhere to live
- ✓ Provide detailed information on a range of options to suit your need.
- ✓ Look at how we could support you to stay in your present home.

So what are the options?

These are just a few of the options that may help to meet your housing needs:

Dudley Council and Registered Social Landlords

Are both providers of affordable homes and offer a wide range of accommodation for single people, couples and families of all ages.

Downsizing

The downsizing scheme may be available to if you are a local authority or housing association tenant within Dudley borough moving from a family house to a one bedroom bungalow or flat.

Housing with Support

- Sheltered Housing - Dudley Council and selected Registered Social Landlords offer sheltered housing schemes for older people that give the freedom of living independently with help close by if you need it.
- Extra Care Housing - In partnership with Midland Heart 2 Extra Care schemes for over 55's have been built and further schemes are planned for the future.
- Supported Housing and Floating Support

Housing Support advice can be found on a range of subjects including budgeting and managing finances, claiming welfare benefits, safety and security of home, setting up home and maintaining tenancy, emotional/physical well being and mental health and alcohol and substance misuse.

Mutual Exchange

The Mutual Exchange scheme allows you to exchange your home with another tenant of a council, or housing association subject to certain criteria

Mediation

Mediation can help resolve relationship breakdowns including family, neighbour, community and tenant/landlord disputes. Mediation officers are impartial and they are trained to help you resolve conflicts and good relationships.

Adaptations for People with Disabilities

Whether you are in rented accommodation or your own property you may be able to get help with adapting your home to meet your needs or that of a family member with a disability.

Dudley Telecare Service

Dudley Telecare Service offers a complete range of specialist Telecare home alarms, transforming the lives of people with a range of differing needs. The aim is to enable people to continue to live safely, securely and independently in their own homes.

Private Rented Housing/Rent Deposit Guarantee Scheme

Private landlords offer a wide range of accommodation in most parts of the Dudley borough. If you are on benefits or a low income you can find out whether you will be eligible for Housing Benefit before you commit yourself to taking on a tenancy.

Moving elsewhere in the country

You can apply to any council in the country and have your application considered. However, you may find the council you wish to move to gives preference to local people, and will only consider you if you have real need to move there, perhaps because of your employment or to give or receive support, otherwise you could try for a mutual exchange.

Home Buy and Shared Ownership

Homebuy is a range of low cost home ownership and discounted market rent products developed to make homeownership more affordable and to help you get a foot on the property ladder

Right to Buy

Depending upon how long you have lived in your council accommodation you may be eligible to purchase your council home through the right to buy scheme.

Domestic Violence and Harassment (safe at home scheme)

This scheme provides home security measures and support so that you can be safe in your own home if you have experienced domestic abuse or any hate crime including homophobic and race related incidents.

Home Improvements

Dudley Home Improvement service offers a range of products and services to Dudley Borough homeowners and private rental tenants (who are responsible for their rental homes maintenance). Advice and financial assistance may be available if your present home is unsafe or lacks essential facilities. You can receive advice about reliable builders, grants, loans and equity release.

Debt prevention/benefit assistance

If you fall behind with your rent payments your home maybe at risk. It is important that you contact your income management officer immediately to discuss how we can help and advise you. You may be entitled to benefits to help you through financial difficulties. We can also refer you to our partners Dudley Citizens Advice Bureau if your situation is complicated or you need help to sort out your debts.

Further information

If you require any further information, or would like to book a housing options interview please contact us on 0300 555 2345 or visit our website at www.dudley.gov.uk.

If you require any assistance with regards to this document or would like to request an interpreter, large print or audio version, please contact the equality and diversity unit on 01384 813400