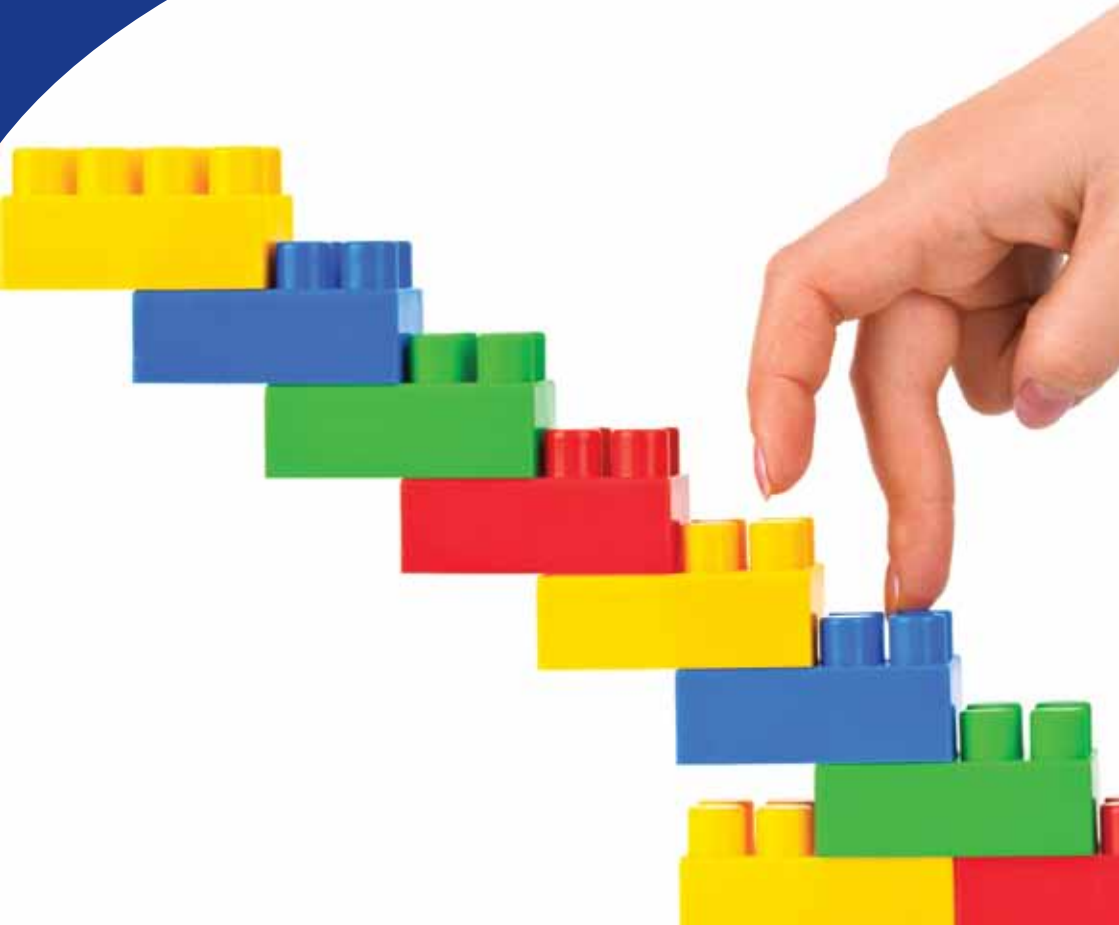


# Want to move?

**Our guide to all the options**



**There are a number of ways you can move from your current home if your circumstances change. This leaflet sets out all the options.**

It's important that you live in a property that suits your needs. Everyone's circumstances change – you may need a larger or smaller property or you may want to move to a different area. You could be looking to buy or part buy, and, if so, we can help. There are a number of different options.

### **Apply via choice based lettings**

Choice based lettings (CBL) is a process that enables you to rent a home from the local council or another housing provider. You no longer have to stay on a waiting list until you are offered a property. Now homes that are available for rent are advertised and you can choose the homes you are interested in – this is called bidding.

To apply, you will need to complete a Housing Registration Form – these are available at council offices and property shops. Homes that are available for rent are advertised on the internet, in property shops or in newsletters. If you need the home more than anyone else who has expressed an interest, then the property will be offered to you.

### **Exchange with another tenant**

If you are an assured or secure tenant with Black Country Housing Group, then you have the right to swap your home with another tenant. This way you can move home without having to wait or bid for a vacant property.

## **Register with HomeSwapper**

HomeSwapper is a scheme which operates nationwide where thousands of tenants are looking for an exchange. This scheme puts tenants who want to exchange in touch with each other. You can register for the scheme online at [homeswapper.co.uk](http://homeswapper.co.uk) and a potential exchange partner will contact you directly.

## **Transfer to another property**

We may be able to help you move to another one of our properties if you are an existing tenant. We will look at each case on its own merits. Usually, we consider a transfer where there is a genuine reason for needing to move, there has been no breach of the tenancy, and where there is an emergency. You can discuss whether transfer is an option for you with your housing officer.

## **Rent from a private landlord**

Moving to a private landlord may be an option because of the limited availability of social housing properties. A private landlord can be an individual letting a second home or a private company that lets properties.

Many private landlords are part of schemes run by the local council that make sure that the property standards are higher. Tenancies are fixed term – this means a minimum of six months. To find out more about private landlords that are part of these schemes, contact the council's Housing Options Team.

## **Use your 'right to buy'**

As a tenant of a charitable housing association, you do not usually have the right to buy the property that you live in. However, secure or assured tenants who live in homes built with Social Housing Grant may have the 'Right to Acquire' their home. These are generally those properties built from 1997 onwards.

Tenants who have this right are informed at the start of their tenancy – if you don't know whether this applies to you, then check with your housing officer.

## **Buy shares in your home**

The HomeBuy scheme is very simple. It enables you to buy shares in a property and you can access this scheme through our website, through the HomeBuy agency Orbit Homes, or through another housing association.

You find a HomeBuy property that you would like to buy and then purchase a share between 25 and 75 per cent of its full market value. The housing association will own the rest of the property and you will pay rent to them for the share they own.

This means that the monthly costs of the rent and mortgage usually work out cheaper than the cost of a mortgage on the whole property. If you wish, you can buy further shares until you own the property outright.

## **Useful contacts**

**Sandwell: 0121 561 6000**

**Dudley: 0300 555 2345**

**Birmingham: 0121 303 1111**

**Walsall: 01922 65 34 05**

**Wolverhampton: 0800 055 66 88**

**Orbit Homebuy: 03458 50 20 50**

Do you want to move to another property? There are several ways to do this – from a simple exchange with another tenant to buying shares in your home.



## **Need help using our services?**

If you are deaf or hard of hearing, all of our offices have hearing loops – please ask our receptionists. These help you hear more clearly and reduce background noise if you use a hearing aid or loop listener. If you would like a hearing loop for a meeting, let us know beforehand. If you are blind or partially sighted we can give you information in large print, on audio tape or in Braille. Please phone 0121 561 1969 to discuss your needs with us. If your first language isn't English, we can provide an interpreter either to help you over the phone or in person.

## **How to contact us:**

- Phone: 0121 561 1969
- E-mail: [housing@bcha.co.uk](mailto:housing@bcha.co.uk)
- Website: [www.bcha.co.uk](http://www.bcha.co.uk) (fill in our online form)

**Black Country Housing Group Ltd**  
**134 High Street**  
**Blackheath**  
**West Midlands**  
**B65 0EE**

- You can also write to us at the address above
- You can also call in to our offices at the same address