

Housing Options: A Guide

**Your guide to the different ways you
can have your own home.**



**Housing Options
Scotland**

What different housing options are available?



There are four main types of housing options. These are:

Social Housing

Renting from a private landlord

Mid Market Rent

Home Ownership

Some, or all, of these options will be available to you. Your Housing Approach Report will detail which options you can explore.

The following pages will explain each of these options further.



Social Housing



What is social housing?

Social Housing is a housing option that is provided by a Registered Social Landlord - this can be through a local authority or a housing association.

How do I apply?

The application process for social housing varies across Scotland. More information on how to apply for social housing in your local authority has been outlined in the Housing Approach Report that you have received.

Social Housing



How will I pay for it?

The money you will pay to a social housing provider (landlord) to stay in your home as a tenant, is called rent.

When you sign a tenancy agreement for a social housing property, it will include details about paying rent such as:

- **How much the rent is.**
- **When the rent is due.**
- **Ways it can be paid.**

If you are on a low income, you may be entitled to help to pay your rent with Housing Benefit. If you are unsure of what benefits you might be entitled to, you can contact your local Citizen's Advice Bureau or your local carers centre for more information.

Social Housing



What are the advantages of social housing as a housing option?

- It is a secure and long-term housing option.
- The landlord is responsible for repairs and maintenance.
- It is more affordable than other housing options.

What are the disadvantages of social housing as a housing option?

- Social housing is in very high demand across Scotland, which means there may be a long wait to be offered a property.
- You have less choice than other options.
- There isn't enough social housing for everyone who wants it. This means only those with the highest need will be offered a property.

Renting from a Private Landlord



What is private renting?

Renting from a private landlord is different to renting from a social housing provider in several ways.

When you rent from a private landlord, you are renting from an individual or from a private company. A letting agent will often handle all the arrangements for the private landlord and their tenants.

All new private rented tenancies in Scotland are Private Residential Tenancies. They are designed to ensure more security for tenants who are renting privately.

The tenancy is open ended and will last until either you want to leave the property, or the landlord asks you to leave and they can only do this in special circumstances.

Renting from a Private Landlord



Where do I find a private let?

There are a number of ways you can search for properties available for private rent near you. Some of these include:

- Online on websites such as RightMove
- Local newspaper adverts
- Estate agents and solicitors

How do I pay for it?

You, the tenant, will pay a rent to your landlord. If you are on a low income, you may be entitled to benefits to help pay your rent. This is known as Local Housing Allowance, or Housing Benefit. If you are unsure of what benefits you might be entitled to, you can contact your local Citizen's Advice Bureau or your local carers centre for more information.

Renting from a Private Landlord



What are the advantages of private renting as a housing option?

- Lots of choice of areas and property types.
- There are lots of homes available to rent privately.

What are the disadvantages of private renting as a housing option?

- Rent can often be expensive, and the full amount of rent may not be covered by Local Housing Allowance.
- It is not as secure as other housing options
- You may need money up front for a deposit along with your first months rent.

Mid Market Renting



What is Mid-Market Renting?

Mid-Market Rent is a form of affordable housing that is run by social housing providers.

Not all social housing providers have Mid Market Rent properties. The ones who do will have their own rules on who qualifies.

Mid-Market Rent is normally for people who have income from employment, but benefit income is sometimes accepted.

The properties are normally given to those who apply first and they do not usually operate a waiting list for properties.

All Mid-Market rent homes are Private Residential Tenancies.

Mid Market Renting



Where do I find Mid-Market Rent properties?

There are a few ways you can search for Mid-Market rent properties near you. Some of these include:

- Online on websites such as CityLets
- Social housing providers websites

How do I pay for it?

To be eligible for Mid-Market Rent, some social housing providers require employment income to pay rent costs. For other providers, you may be able to have benefit income with Local Housing Allowance to help with renting costs.

Mid Market Renting



What are the advantages of Mid-Market renting as a housing option?

- Lots of choice of areas and property types.
- They don't operate waiting lists, so you could find a house quickly.

What are the disadvantages of Mid-Market renting as a housing option?

- Some providers only accept employment income.
- When properties become available, you need to apply quickly.
- You may need money up front for a deposit along with your first months rent.

Home Ownership



What is home ownership?

There are various different ways types of home ownership. These include:

- Outright ownership - where there is no mortgage.
- Ownership with a mortgage.
- Using an ownership scheme.

A mortgage is the name for a loan that you get from a bank, building society, or other lender to buy a home.

If home ownership is an option for you, more in depth information on ownership will be outlined in your Housing Approach Report.

Home Ownership



What is the process of home ownership?

If you think that home ownership might be a option for you, here are the steps you will need to take towards the final goal of home ownership:

- 1. Work out how much you can afford and getting a mortgage in principle. This may involve seeking advice from an Independent Financial Advisor, who will be able to help you work out what you can afford, if you can get a mortgage, and if you could use any ownership schemes.**
- 2. Find a solicitor to help with legalities.**
- 3. Find a property and check the Home Report.**
- 4. Make an offer on a property**
- 5. If the seller accepts the offer, agree the contract.**
- 6. Move in.**

Home Ownership



How do I pay for it?

If you purchase your home without a mortgage, and own it outright, you will not have to pay for your home. You will still need to pay other costs such as Council Tax and energy bills, but you won't pay towards your property.

If you own a home with a mortgage, you will pay for your home with employment income or benefit income. You are responsible for paying the mortgage, and you won't get help from Housing Benefit.

You will also be responsible for the upkeep and maintenance of your home. You will have to arrange and pay for your own repairs.

Home Ownership



What are the advantages of home ownership as a housing option?

- You have a larger selection of properties to choose from.
- You will have long term security.
- It is an investment.

What are the disadvantages of home ownership as a housing option?

- You are responsible for all repairs and maintenance.
- You may need to save a considerable amount of money for a deposit.
- You need to keep up payments or you could risk losing your home.