



Edinburgh Housing Options...

Newly enlisted personnel should be encouraged to save and prepare for Civi housing. Armed Forces personnel can benefit from an enhanced waiting time backdated to the date they joined the armed forces. Register for Council Housing when you join up so you can accrue points on enlistment.

Demand for Council and Housing Association properties in Edinburgh is extremely high. Supply does not meet demand so home seekers need to consider other options to secure a home for when they leave. 20% of social housing is privately rented. **EdIndex** is the housing register for Edinburgh, a partnership of 21 housing organisations - including the Council - to allocate homes. Partner organisations share the EdIndex form, register, IT systems and staff. Allocations are based on a points system: www.houseexchange.org.uk is advertised weekly in choice paper available from council offices, Monday's Evening News and www.keytochoice.scotsman.com. Properties are split into starters and movers. Submit up to 3 notes of interest or 'bids' for suitable properties. Bids are short listed and allocated based on need.

Private Sector Leasing Scheme

Furnished and unfurnished properties, leased from private landlords for 3-5 years, are used as medium term accommodation. They exist all over the city, in different sizes, and let to tenants on 6 month rolling contract. Rents are high so suitable for those entitled to Housing Benefit. *To be eligible you must have: homeless assessment; no or low support needs; no rent arrears; and must not have been evicted for antisocial behaviour.*

Advice Agencies provide support accessing and sustaining a private let: Edinburgh Council; Edinburgh Housing Advice Partnership; Shelter; Citizen's Advice Bureau; The Advice Shop. Landlord Registration, Letfirst.

Tenancy Deposit Schemes supply assistance for deposits: www.mydepositscotland.co.uk www.lettingprotectionscotland.com www.safedepositsscotland.com Open an online account, telephone or postal. Each is kept safe and a resolution service resolves disputes.

Local Housing Allowance (LHA) is a housing benefit for the private rented sector, where levels are set at market rents, paid to the tenant. Estimates available from www.edinburgh.gov.uk/benefitsonline

Shared Equity / Ownership / Affordable buying

Shared Equity	Buy 60-80% of a property with rest funded by a housing association (Government grant) or an interest free loan from the developer/Scottish Govt, to repay within 10 yrs.
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Shared Ownership	Client purchases at least 25% of property with housing association charging rent on the rest.
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Affordable Buying	www.mygov.scot/help-to-buy/ - affordable new builds www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/lift - Low cost initiative 1 st time buyer
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Military/ex-military personnel

www.scotland.gov.uk/Publications/2010/03/24165717/1



http://www.adviceguide.org.uk/scotland/housing_s/housing_finding_a_place_to_live_s/housing_options_for_people_leaving_the_armed_forces_veterans_and_their_families.htm

Help to get on the property ladder: - Ownership Options; charity that works across housing sectors to find tailored solutions for individuals; Focus in on home ownership for disabled people; Provide information, advice and support and act as a broker liaising with service providers on client's behalf; Some benefits may cover mortgage payments.

www.housingoptionsscotland.org.uk

Housing support - Council funded to help people avoid homelessness; find and keep a home; meet responsibilities as a private tenant, social renter or homeowner. Help includes money/debt advice, benefits, adaptations, independent living support, addictions, mental health etc: www.edinburgh.gov.uk/housingsupport

Useful Websites and links

Private Sector Lets

www.citylets.co.uk
www.lettingweb.com
www.nestoria.co.uk/edinburgh/property/rent
www.espc.com
www.spareroom.co.uk - rent a room
www.let-first.co.uk - no deposit lets.

Housing Related Information

www.edinburgh.gov.uk/info/20054/council_and_housing_association_homes/213/apply_for_a_home - EdIndex registration/application form - fill in the form and hand in
www.housing-rights.info/scotland - Soldiers with restrictions on visas or access to benefits
www.housingcare.org - sheltered housing or care homes
www.careinfoscotland.co.uk - care info for elderly
www.houseexchange.org.uk - mutual exchanges.

If you are leaving the Armed Forces you have the right to...

...help finding somewhere to live. The **Joint Service Housing Advice Office (JSHAO)** provides information and advice. If you are a veteran currently living in Armed Forces housing, they can help you move out and find a civilian home. 01252 787574
AWS-JSHAO-Mailbox@mod.uk
www.gov.uk

Housing Options Teams

1a Parliament Square

0131 529 7368

North Office 0131 529 5050

South Office 0131 529 5151

East Office 0131 529 3111

West Office 0131 529 7440

South West 0131 529 3800

Leith Office 0131 529 6170

housingoptionsguide@edinburgh.gov.uk