



Your moving options

If you wish to move home, we can give you advice about your options.

If your home becomes too small or too large for you, or you need to move for another reason, your options for moving could include:

- swapping homes with another social housing tenant
- a management move to another home owned by Karibu
- applying for a home through your local council's register
- homes designed for older people
- moving to a home in the private sector
- shared ownership, or
- taking up your Right to Acquire.

Swapping your home

If you need to move, your best option is to consider a home swap (also known as a 'mutual exchange') with another social housing tenant.

You can make a 'mutual exchange' if you have a lifetime tenancy, or if you have a five-year, fixed-term tenancy (your swap partner would take on the remainder of your term).

You must get written permission from both of the landlords before you move. We can say 'no' if:

- your home is unsuitable for your swap partner, or
- you have broken your tenancy agreement – for example, by not paying your rent.

We are partners with HomeSwapper, which means you can use their online search system for free. The website lists 200,000 home adverts from tenants across the UK.

To use the website, you will need to go to www.homeswapper.co.uk to register for a HomeSwapper account. Once approved, you can upload details of your property and start

searching for a new home. You will also get regular notices by email or text, telling you about suitable swaps.

Call the office if you need advice about home swaps or help to access HomeSwapper.



CONTACT US

If you have further questions, please contact us.

📱 **Use your My Karibu app**

☎️ **Phone:** 020 8607 7777

✉️ **Email:** info@karibu.org.uk

🌐 **Visit our website:** www.karibu.org.uk

✍️ **Write:** Karibu Community Homes, Unit 3, 8 Kew Bridge, Brentford TW8 0FJ

We are also on social media at:

● **X/Twitter:** @karibuchomes ● **LinkedIn:** Karibu Community Homes

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Getting a management move

When our homes become empty, our agreements with local authorities mean that all of them (in some areas), or almost all (in other areas) must be offered to someone on the local housing register.

However, as an existing Karibu resident you can apply for a management move with us if:

- you are fleeing violence or harassment and need to move to a place of safety
- you need a home adaptation to continue living independently, but this cannot be made to your current property, or
- your home is too big, and you would like to downsize somewhere smaller.

For the first two reasons, your application may need to be supported by professional third parties, such as the police, social services, or an occupational health therapist.

Please be aware that we can make only a limited number of management moves. This means we cannot give you a timescale because it depends on homes becoming empty. We are not able to pay for removal or other costs either.

We cannot use our management move process to move your household if you are overcrowded, with too few bedrooms. You will need to contact your local authority instead.

How to apply for a management move

Please contact your Housing Officer to apply for a place on our management move list. Your Housing officer will complete the form with you and inspect your home.

A panel of managers will consider your application, to will decide if it meets our criteria. If it does not, we will tell you about other moving options instead.

If we accept you, we will write to say we are adding you to the register. When the time comes, we will make only one offer of a home. But we will discuss it with you first, to be sure it meets all the criteria set out in your application.



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Your local authority housing register

Every local authority keeps a register of people needing a home. When you register, they will assess your needs and give you a priority rating.

Some councils make direct offers of a home. However, many operate 'choice-based' lettings systems. You will be able to bid for council and housing association properties that become empty, with the highest priority bidder getting an offer first.

Please be aware that, for some types of property and in some areas, it can take a long time to get a move.

Homes for older people

Sheltered schemes

We have no sheltered schemes of our own, but we can offer you advice if you would like to find this type of housing with another landlord.

Seaside and Country Homes

If you live alone or with one other person, and at least one of you is aged 55 or over, you can register for the Mayor of London's Seaside & Country Homes scheme for a move outside London.

You will not be considered if you:

- owe rent
- have a history of anti-social behaviour, or if
- you are currently being taken to court or are about to be evicted.

The scheme moves up to 200 older households out of London each year, but it is extremely popular, and you may not be successful. The scheme prioritises people who give up the most bedrooms when they move – freeing up larger homes in the capital for families.

For more details, download the guide at:

https://www.london.gov.uk/sites/default/files/sch_property_guide_aug_2020_0.pdf

Renting privately



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You may feel the need to move to a home in the private rented sector. If you do this, make sure you understand how long you will be able to stay there and how and when your rent might increase.

As well as private landlords, some housing associations provide homes at higher than social rents. They can include:

- homes for let at market rents
- homes let at lower London Living Rents, or intermediate rent, or through 'rent to buy' schemes – which are designed to help middle-income households save a deposit to buy a shared ownership or open market property.

Becoming a shared owner

Shared ownership allows you to part-buy and part-rent a home of your own. These schemes are mostly aimed at first-time buyers who cannot afford to buy outright on the open market.

You are eligible for shared ownership in London if:

- your household income is no more than £90,000 a year, and
- you are a first-time buyer, or do not currently own a home.

To become a shared owner, you will need:

- a deposit (typically 5-10% of the share of the property that you wish to purchase), and
- a mortgage to cover the remainder of your initial share (shares normally start from 25% of the full cost).

As well as your mortgage, you will pay rent on the share you do not yet own, as well as service charges.

When you can afford it, you have the option of purchasing further shares (known as 'staircasing') until you own your home outright.

Find out more about shared ownership and schemes currently available on the Share to Buy website.

<https://www.sharetobuy.com>

Using the right to acquire



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If you are an assured tenant and the home you are renting from us was built with social housing grant (or transferred by a council to a housing association) after 1 April 1997, you may be able to buy it with a discount.

To be eligible, you must:

- have been a social housing tenant for at least three years
- be able to get a mortgage
- not be bankrupt, and
- not have been ordered to leave your home by a court.

Contact us to find out more.

How we monitor this service standard

We will monitor and review outcomes for residents who are waiting for a move. We will check your satisfaction with our service when you move.

We will discuss moving options as part of our resident involvement activities.

Translation

Please ask us if you would like us to translate this document. We will do all we can to meet your request.



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