

GWYNEDD COMMON HOUSING REGISTER

YOUR HOUSING OPTIONS

GUIDANCE ON THE HOUSING OPTIONS AVAILABLE IN GWYNEDD



PARTNERIAETH COFRESTR TAI GYFFREDIN GWYNEDD COMMON HOUSING REGISTER PARTNERSHIP



Opsionau Tai Cyngor Gwynedd sydd yn rheoli'r Gofrestr Tai Gyffredin ar ran Tai Gogledd Cymru, Grŵp Cynefin a Cartrefi Cymunedol Gwynedd. *Gwynedd Council Housing Options manage the Common Housing Register on behalf of North Wales Housing, Grŵp Cynefin and Cartrefi Cymunedol Gwynedd.*

YOUR HOUSING OPTIONS

This booklet contains information which we hope will be useful to you in considering the best housing options available to you in Gwynedd.

You may be looking for rented accommodation in the private sector, assistance with first time home ownership or looking to access social housing. This guide will provide you with information on all of these – and more. Here you will find information about:

- Home purchase
- Private Rented Accommodation
- Social Housing (including sheltered housing, extra care housing and supported housing)
- House share and spare room
- Adaptations to Properties
- Homelessness or threat of Homelessness

We recognize, however, that everyone's situation will be different. That's why we're only a phone call away, so that you can discuss your housing needs with us and receive advice on the options available.

HOME PURCHASE

If you want to buy a home and finding it difficult financially you may be able to get assistance from the following:

TAI TEG

Tai Teg give different options regarding affordable units available, whether it is rented (intermediate rent) or purchase properties that are cheaper than properties that are for sale on the open market. The scheme is suitable for families with an annual income between £16,000 and £45,000.

www.taiteg.org.uk 08456 015605



GWYNEDD COUNCIL

Gwynedd Council runs a mortgage deposit loan scheme which gives assistance to people to buy their first home.

taigwag@gwynedd.gov.uk 01341 424371



HELP TO BUY - WALES: SHARED EQUITY LOAN

Help to Buy - Wales allows eligible purchasers to buy new-build homes with assistance from the Welsh Government in the form of a shared equity loan.

The loans are available to both first-time buyers and home movers wishing to purchase new-build homes worth up to £300,000.

www.helptobuywales.co.uk



HOME BUY

The Homebuy scheme can help people who are unable to meet their housing needs buy a suitable home by providing an equity loan (normally 30% of the purchase price, but this can increase to 50%) to assist in purchasing a property. It is intended to help people who would otherwise need social housing.

www.gov.wales



PRIVATE RENTED ACCOMMODATION

As there is a shortage of social housing in Gwynedd renting a home in the private sector is an option for many.

Where to look for private housing:

- Local newspapers
- Letting agents or estate agents. There are a number of local ones, or you could visit the following: www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.co.uk
- Landlord accreditation Wales: www.welshlandlords.org.uk

DEPOSIT / BOND

Gwynedd Council Housing Solutions Team may be able to help with a bond or deposit by way of a grant or loan if you are suffering financial hardship.

tai@gwynedd.llyw.cymru 01766 771000



For further information on renting privately, including information on unfit housing, landlord harassment and illegal eviction contact the Council's Private Sector Housing Team.

www.gwynedd.llyw.cymru/privatehousing 01766 771000

HOUSE SHARE AND SPARE ROOM

One option worth considering is sharing accommodation with other people. This type of arrangement can be of benefit to everyone and living costs can be shared to save money. You will need to be sure that you share with people you are comfortable living with, and that there's an agreement in place noting everyone's responsibilities.

There are a number of websites available including www.spareroom.co.uk and <https://uk.easyroommate.com> and of course social media.

SOCIAL HOUSING

There are around 8000 units of social accommodation in Gwynedd in the ownership of 3 main housing associations, Cartrefi Cymunedol Gwynedd, Grŵp Cynefin and North Wales Housing.

- Around 650 social housing properties become vacant for letting annually across Gwynedd.
- There are houses for families of all sizes as well as flats for smaller households and bungalows for older people.
- Social housing is allocated according to the Common Housing Allocations Policy which uses a points system to reflect housing need.

If you are interested in registering for social housing, or just want some more information, please contact Gwynedd Council's Housing Options Team: housingoptions@gwynedd.llyw.cymru, 01286 685100, www.gwynedd.llyw.cymru/socialhousing

CURRENT TENANTS

If you already live in social housing and want to transfer to another social housing property, for example because your current home is too large or small, because of work, disability and so on, then contact the Housing Options Team. A transfer will not usually be allowed unless there is a valid reason for moving.

If you want to exchange with another tenant (swap properties) you should in the first instance contact your current landlord, but you can also get information and register for an exchange by visiting:



www.homeswapper.co.uk



www.houseswapwales.co.uk

SHELTERED HOUSING

Some Housing Associations have designated some of their stock as 'Sheltered Housing'. These are properties which benefit from the services of a Warden that visits regularly and an emergency alarm service. The age criteria for some sheltered housing schemes will be 55 and over and for others will be 60 and over.

Contact the Housing Options Team if you are interested in registering for Sheltered Housing.

EXTRA CARE HOUSING

Extra Care Housing are new developments for people over the age of 55 years who have care and housing needs. They are self-contained flats which enable you to live independently in your own home with support. There are a number of other facilities available in the schemes such as community lounge, restaurant, hair salon, and social activities.

There are two schemes in Gwynedd, Cae Garnedd, Bangor (North Wales Housing) and Awel Y Coleg, Bala (Grŵp Cynefin). Another will be ready in 2018, Hafod Y Gest, Porthmadog (Grŵp Cynefin). For more information on Extra Care Housing contact the Housing Associations directly:

SUPPORTED HOUSING

If you feel vulnerable and need support to help you live independently there are a number of Supported Housing schemes available in Gwynedd run by agencies that specialize in providing support to people who have experienced:

- Domestic abuse
- Homelessness in young people and young parents
- Substance misuse
- Homelessness
- History of offending

Contact the Housing Options Team for more information.



01492 572727 | 01248 370227
www.nwha.org.uk



0300 111 2122
www.grwpcynefin.org



0300 123 8084
www.ccgwynedd.org.uk



01286 685100
opsiynautai@gwynedd.llyw.cymru
www.gwynedd.llyw.cymru/socialhousing

ADAPTATIONS TO PROPERTIES

DISABLED FACILITIES GRANT OR LOAN

If you own your home but need adaptations to it because of age or a disability, then assistance may be available to you.

If you require adaptations (such as level access shower, stair lift, room conversion, extension) to enable you to continue living in your home contact the Occupational Therapist to arrange an assessment in order to see if you are eligible for a grant and/or loan.

The only way to apply for this grant is by a formal referral from an Occupational Therapist from Gwynedd Council's Adults, Health and Wellbeing Department. For more information on disabled facilities grants go to the Council's website: www.gwynedd.llyw.cymru or contact the following:

1. Llŷn area: 01758 704099
OedolionLlyn@gwynedd.llyw.cymru
2. Caernarfon area: 01286 679099
OedolionCaernarfon@gwynedd.llyw.cymru
3. Bangor area: 01248 363240
OedolionBangor@gwynedd.llyw.cymru
4. Eifionydd and north Meirionnydd area: 01766 510300
OedolionEifionydd/GogMeirionnydd@gwynedd.llyw.cymru
5. South Meirionnydd area: 01341 424499
OedolionDeMeirionnydd@gwynedd.llyw.cymru



OWNER OCCUPIER BUT THE PROPERTY IS BELOW STANDARD?

The Welsh Government has a home improvement scheme. Discretionary loans of up to £25,000 are available to assist home owners in improving the standard of their home. More information is available from the Council's Private Sector Housing Team. tai@gwynedd.gov.uk 01341 424351

HOMELESS OR THREATENED WITH HOMELESSNESS

If you are in danger of losing your home you should contact the Housing Options Team for advice as soon as possible.

Gwynedd Council may have a duty to:

- assess your circumstances
- provide assistance to help prevent you becoming homeless (for example negotiate with your landlord, refer for specialist debt advice, mediation)
- help you to find somewhere else to live
- provide accommodation for people who are in priority need
- provide advice on housing matters
- provide temporary accommodation in some circumstances



The Housing Options Team may refer you to a Housing Solutions Caseworker who will work with you to help you resolve your housing issues. Contact the Housing Options Team for more information.

01286 685100

housingoptions@gwynedd.llyw.cymru
www.gwynedd.llyw.cymru/socialhousing



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