



South
Derbyshire
District Council

Housing Options for Young People



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE



GOLD
Award

Introduction

Leaving home is something that most people think about at some stage in their lives. It's the time when you leave your family and strike out on your own and gain some independence.

Many young people think that this will be exciting, that they will have no-one telling them what to do, will be able to have friends around and will be able to do as they please.

This guide is aimed at young people aged between 16 and 24 who are looking for somewhere to live. We hope to point people in the right direction as well as point out problems you need to look out for.

We suggest that you think carefully before you leave home and that you plan your move. We understand that living with family can be restricting and frustrating but moving out before you have found an alternative can lead to even bigger problems.

Housing Options

If you are serious about moving, there are different options that might be open to you. Think about where you want to live and the type of property that will suit your needs. For instance, do you need to be near to work or do you need to be on the ground floor? We have listed some of them below.

Council Housing

In South Derbyshire anyone can go on to the Housing Register provided you are 16 or older, although you will not usually be considered until you reach 18. A points system is used to make sure that property is offered in a fair way. There is a long waiting list and flats do not become empty very often. You can collect an application form from the Civic Offices or you can telephone to request one. You can also download the form from the website. Details are at the back of this leaflet - www.south-derbys.gov.uk.

Accommodation is unfurnished and all bills needs to be paid separately, but rents are reasonable and accommodation is of a good standard.

Housing Associations

Housing Associations are also known as Registered Social Landlords. They are non-profit organisations who provide rented accommodation. Rents are usually affordable and no deposit required. Property is usually unfurnished and rent does not include bills.

A leaflet is available at the Civic Offices listing all Housing Associations that operate within South Derbyshire and the surrounding areas. The largest providers in this area are Trident, East Midlands and Spirita (previously known as Walbrook). Housing Associations sometimes ask the Council for nominations so you can be on both lists at the same time.

Supported Housing

Housing Support Workers can help you to cope with living on your own. The rent is likely to be higher to cover the cost of this. Some projects are known as Foyer Schemes. These are only available for young people aged between 16 and 24. This type of accommodation usually comes as part of a package. The aim is to provide safe and affordable housing for homeless and disadvantaged people with opportunities to access education, training and employment. This can be a good option as they specialise in dealing with young people but waiting lists do operate and interviews are usually required. Some organisations offer support to tenants at other types of property as an outreach service. They can sometimes help with things like form filling or budgeting and help to keep your tenancy safe.

Private Rentals

The type of tenancy most likely to be available in the area is in the private sector. Often landlords use lettings agents and a list can be found in Housing Services. A copy of the lettings pages from the local press is also kept in the Reception area. Shop windows are also a useful place to look. Sometimes friends who have already found somewhere can put you in touch with their landlords who might have other properties available.

There can be problems with private rentals. You will usually have to pay deposit and your rent in advance for the first month. This often adds up to several hundred pounds. Some landlords will not accept people on benefits or people under 18 or will only grant a licence. A licence only gives permission to live in a property but you have less protection than you would as a tenant.

Tenancies are usually for a period of six months, although they are often renewed at the end of this time.

The advantages of these are that they are often in greater supply and are sometimes furnished. Some will include bills like water rates in the rent.

Hostels

Hostels can be a useful option for those people finding themselves homeless and Housing Staff at the Council offices can provide a list of those in Burton, Derby and Leicester areas. They are the main alternative to sleeping rough. You can contact some directly, but most have referral procedures and interview systems in place.

Lodgings

This might be something that you want to consider as a stepping-stone to independent living. It can give some breathing space and a chance to save money for furniture and other things that you may need. A room is rented out in someone else's home, sometimes with meals included. This is often a good alternative as all costs are

covered by the charge made to the tenant and budgeting problems are less likely to happen.

Housing Advice

If you would like to talk to someone about your housing options, please contact Housing Options team at South Derbyshire District Council. Making an appointment is always best as this helps to avoid waiting.

Money Stuff

Paying for your accommodation

There is a lot to pay for when you find your own place. Research suggests that it costs at least £800 to buy just the basics for a small flat, not counting things like a television. Remember you will have to pay for other things like Council Tax, water, gas, electric and TV licence as well as your rent and food.

Many young people fail in their tenancies because they have difficulty budgeting and making sure that the rent is paid on time. If you are not working or on a low income you can claim Housing Benefit, but do remember that unless the landlord is a “social landlord”, under 25’s can only claim the amount needed to rent a room in a shared house. If you are looking at privately rented properties, you should discuss your entitlement with Housing Benefits before you sign any agreement.

Students in higher education are not entitled to any form of benefits and have to apply to the Education Authority for a student loan to help with housing costs. This is often not enough and people have to supplement this with part time work.

Filling the space

If you are thinking of moving to unfurnished accommodation, this is a list of some of the things that you will probably need.

Bed and bedding	Kettle
TV	Cooker
Cutlery and Crockery	Radio
Curtains/Blinds	Cooking utensils
Wardrobe/Chest of Drawers	Floor covering
Tables and Chairs	Light Bulbs and Shades
Fridge	Towels and Tea Towels
Iron and Ironing Board	

You may be able to get help with finding furniture if you decide to take an unfurnished property. You might want to consider the following suggestions.

- Look for second hand furniture people often advertise in the local press
- Look in charity shops and voluntary organisations
- Ask family or friends if they have anything that they don't want any longer

The YMCA operates a moderately price furniture store at Woodhouse Street, Woodville.

Homelessness and how to avoid it

Sometimes young people find themselves in a crisis situation with nowhere to live. If this happens, South Derbyshire District Council can offer advice and support in finding a new home or help you to move back to your old one. For example, we can talk to landlords if you are having problems paying your rent or arrange mediation with parents to resolve conflict.

It is important to seek advice early and not to ignore the situation.

In emergency situations, the numbers of the District Council and the Out of Hours Service are available at the back of this leaflet.

Summary

The advantages of staying at home until you can afford to move out and support yourself far outweigh the advantages of leaving too early when you are not prepared.

The support of a stable home life can contribute to greater success in education and training. This often leads to better employment opportunities. Staying at home can give you the chance to save money, which can be used to leave home when the time is right.

Useful Contacts

South Derbyshire District Council	01283 595795
Careline - out of hours	01283 221225
Connexions	01283 221417
Derbyshire Social Services (Swad)	01283 238000
Derbyshire Housing Aid	01332 297597
Give Youth a Hand	0845 456 5174
YMCA Furniture Project	01283 220202
Youth Information Shop	01283 217666
Space to Talk	01827 314020
Shelter	0808 800 4444

Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.

Phone: 01283 595795 email: customer.services@south-derbys.gov.uk

Jeśli chcieliby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie brajla lub w wersji audio.

如果你需要这份文件的中文翻译，或者需要传译员的帮助，请联系我们。这些数据也备有大字体印本、盲人点字和录音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はこちらまでご連絡ください。

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ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہیں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔



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