

When you decide you are serious about moving out there are various options available to you which are listed below. Remember, however, to think carefully about where you want to live and any specific requirements you may need to take into consideration when you move.

Students

Student Finance

You can rent from a private landlord- this can either be through a lettings agency or directly from the landlord of the property. Renting in the private sector can be expensive- in order to secure a property you will need to save money for a deposit which is often the equivalent of 2 months rent. Depending on the landlord and the property type, this amount can be upwards of 1000.

Can I get any help with my deposit?

How do I pay my rent?

Local Housing Allowance/Shared Room Rate in a private rented place

If you are going to rent from a private landlord and have a low income and/or you are claiming benefits you may be able to claim Local Housing Allowance which is a form of Housing Benefit specifically for the tenants of private landlords. Before you sign up to a tenancy agreement you should be sure what amount of Local Housing Allowance you will get in case it is not as much as you are expecting or assuming. You could get such a calculation done by visiting Dudley District Citizens Advice Bureaux or Dudley Councils Benefit Services. Such a calculation will help you to decide what you can really afford when you are looking for a place.

If you are single and under 35 the amount of Local Housing Allowance that you can get will be limited to the Shared Room Rate which is basically the amount you would get for a room in a shared house. You can find out what this rate is by contacting Benefit Services or visiting the [Housing Benefit](#) page on Dudley Council website.

How secure is a private rented tenancy?

In the private sector tenancies tend to run for a period of 6 or 12 months.

At the end of the tenancy your landlord has the right to review whether he wants to renew your tenancy for another period.

When renewing your tenancy landlords will take into consideration whether the rent was paid on time and whether there were any problems with you as a tenant. The more reliable a tenant you are, the more likely it is that your tenancy will be renewed.

However if your tenancy is not renewed your landlord still has to give you a notice before he or she can evict you. .

In addition The Private Sector Team provides a whole range of services includes our home improvement service offering assistance with home repairs, improvements and adaptations, traveller site management, dealing with the nuisance of empty properties, management of the councils property accreditation scheme, the promotion of energy efficiency advice and taking direct action where the health and safety of your living environment is threatened.

The team is based at:

Harbour Buildings, Waterfront West
Brierley Hill
DY5 1LN
Tel: 01384 815118

Office opening hours: Monday to Friday - 9am - 5pm

This type of accommodation can be found through private landlords (please note that sometimes the landlord may live in the property with you) or through flat sharing websites e.g. www.spareroom.co.uk.

Flat sharing may seem like a cheaper/easier option it is important to work out the type of person who you want to live with before signing up to a tenancy agreement.

Sharing with others may not be so enjoyable if you do not get on or have very little in common.

You can find out more about Private Renting by following the link at the bottom of this page

Council Rented

Generally, once you reach 18 you can apply to go on your local councils waiting list. Councils let housing at affordable rents based on the needs of applicants on their waiting list. Properties in Dudley are let through a process called bidding. You can find out more by following the links below.

Unlike in the private sector, councils also tend to offer secure tenancies. This means that as long as you rent is paid on time and there are no incidences of anti social behaviour you can carry on living in your home without renewing the tenancy. Council rents are usually lower and you do not need to put large sums of money aside for a deposit.

But the time in which you wait to be offered a council property is likely to be significantly longer. There are currently approximately 7000 people waiting for housing through Dudley Council.

Registered Social Landlords (incl. Housing Associations)

Registered Social Landlords (RSLs) are government funded, not-for-profit organisations that provide affordable housing and include housing associations, trusts and co-operatives. RSLs work in conjunction with local authorities to provide homes for people meeting the affordable homes criteria. RSLs also develop land, build homes and act as landlords by maintaining properties and collecting rent.

Housing Associations

Housing Associations often work particularly closely with local authorities and it is common practice for housing associations to advertise their properties through their local councils website. Housing Associations now tend not to operate their own waiting lists but ask you to apply for their properties through the council.

Information regarding housing associations is available at your application interview with Dudley Council. Similarly to council rented accommodation, housing associations offer secure tenancies that do not need to be renewed every 6 or 12 months.

You will be monitored on the way you conduct your tenancy, however, and action will be taken if your tenancy is not conducted satisfactorily.

Tips for when you Apply

Remember that the council operates a waiting list- it may therefore be some time before you are offered a property. Have an idea of the area you want to live in but try not to be too specific when placing bids. You are likely to wait longer if you hold out for a specific street or individual property.

If you like the look of a property on the website but aren't familiar with the area, go and do your research! Try and go and look at the property from the outside before you place a bid. This way you will be able to get a feel of the area and property type and means you will avoid disappointment at a later date.

Once you have joined the waiting list, don't forget about the other housing options available to you. These can be discussed at the application interview when you initially apply or with a housing options adviser at a later date if you feel you need more information. Remember to keep the Council up to date with any changes in circumstances you may experience whilst waiting for a property e.g. change of address. If your details are incorrect at the point of any offer it may result in the offer being withdrawn.

Tell us at the earliest possible opportunity if you need extra support- we will be able to advise on more specialised housing options that are available to you.

Don't let a disability stop you from applying- our housing occupational therapy department will assess your individual needs when allocating properties.

Housing you could be Offered

Young Single Person (YSP)

Dudley Council classifies YSPs as single applicants as those aged under 29 years and 4 months. As a YSP you are eligible for 2 types of accommodation- duplex flats and 1/2 bedroom high rise flats.

Young Couples

As a couple making a home for the first time you are eligible for more property types than those classed as YSP

Young Parents

As a young parent we understand that you are going to need more space and need to provide a family home in which your children can grow up- as such we offer family flats, maisonettes and houses to those with children. The number of bedrooms you are eligible for depends on the size of your family.

Refusing an Offer

In Borough Applicants

As a landlord we understand that a property you have bid on may not be what you expected when you look around it. As such, in borough applicants are made 3 reasonable offers of accommodation before their application is deferred for a period of 6 months.

In order to minimise the risk of a property not being what you expected when you view, we do ask that wherever possible you go and look at the property from the outside before you place a bid. By doing this you can make an informed decision about whether or not you would be happy living in that property.

Out of Borough Applicants