



MOVING IN
MY OWN PLACE

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1. Sign up.

Congratulations you finally have been allocated a place which will now be your new home. Moving to a new home is an exciting time. It may not meet all your expectations but "**it is yours**" the beginning of your journey to living independence.



A place of your own, a place to create an environment that is to your taste.

There are many good things about moving **but it can be demanding and even stressful sorting everything out.**

Good luck in your new home, if there is any thing you think I have missed and would like to be added in , please let me know.

2. Getting it right from the start ...

The following are things **“you need to begin to think about”** to ensure you keep on top of things and remain in your place.

Paying the rent: It is important to pay the rent as agreed because your tenancy is a legal binding contract between you and the landlord. On moving into your property, it will help you **“get into a routine”** for paying your rent and then to stick to it. We know that sometimes people find it difficult to manage finances and have to make difficult choices regards paying things. An example is you have wanted to get a new phone or new trainers and you also have the rent to pay. What do you do?

What to do if you struggle with the rent and fall in to arrears: So, you ignored us and bought your new trainers. Let's look and sort this out.

Some tips: It is important not to be frightened or pretend it is not happening as it will not go away. The important thing is to fix this situation and get address the rent arrears.

Contact your landlord / housing officer as soon as possible and inform them that you are encountering problems paying the rent. Discuss a repayment plan, work out what you can afford to pay.³ On low income you can apply for help to pay your rent (**all or part of your rent**) **working**.

Rent arrears can be due to late housing benefits payments. Most landlords understand the system and accept this as a reason for late payment. However, it is important to keep your landlord or housing officer informed. If you are responsible for part of the rent, make sure you it on time.

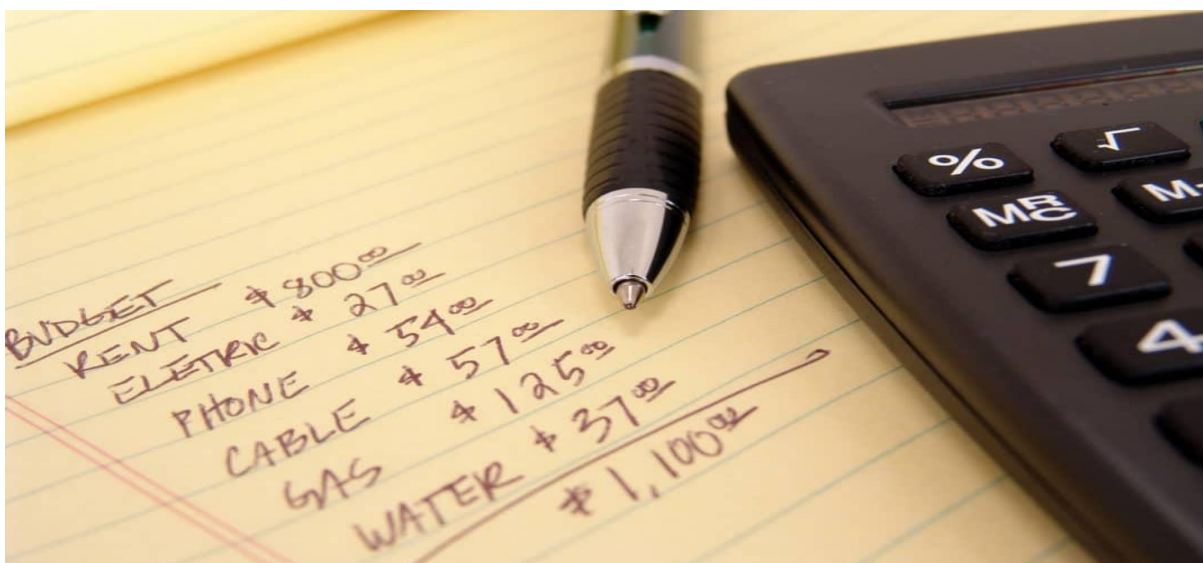
Never be to be frightened to ask for help. **Speak with Liam O'Sullivan on 07816593589 for support and assistance.**

Ways to pay your rent:

Rent Card – rent cards allow rent to be paid at a shop that has a Pay point.

Direct Debit or standing Order – This is the most convenient way as it is taken from your bank account and prevent you failing in to areas if you have this fund in your account.

Internet – This is a convenient way to pay when it suits you. Check with your housing office if this option is available with your landlord.



A word of warning ... If you have been evicted for rent arrears, you will be "making yourself intentionally homeless, by the council or borough, and they may not take responsibility for re housing you. It is also important to remember that the arrears / debt do not go away and impact on your credit rating.

Utilities to pay:

- Gas - (prepay card or bill – flexible payments).
- Electricity - (prepay card or bill).
- Council tax – (Single person discount, on benefits entitled to council tax support, payed by leaving care up until 21st birthday).
- Water rates – (Flexible Payment)
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3.Safety & Security:

Now that you have got your new home you need to make sure **it is safe and secure**. This will protect you and your belongings from coming to any harm or being stolen. **It will help you feel comfortable, secure and “at home”.**

Home content insurance:

Content insurance is designed to protect your possessions within your home. Levels of cover vary, the most basic level will cover your home.

It is good to shop around for a good deal as different insurance companies offer varying levels of cover for different costs.

Most insurers will offer the choice to you to pay in a lump sum payment, monthly payment which works out a little more expensive.

Compare contents insurance using the following price comparison websites.

www.moneysupermarket.com.

www.uSwitch.com

www.confused.com

www.gocompare.com

www.homeAdvisoryService.com

Don't forget if you leave your windows or doors open / unlocked when your home is empty, it makes your insurance invalid.



Most burglars get in through an open or unlocked window. Visible locks put burglars off as breaking a window is noisy and likely to attract attention.

Tips when going out:

- Check all windows and doors are shut and locked.
- Pull your curtains or close blinds in the evening to stop people from looking in to see what you got.
- Some people like to leave a light on when they go out as it looks like someone is home.
- For more information on keeping your home safe visit www.crimereduction.homeoffice.gov.uk

4. Recycling and conserving energy:

Recycling is good for conserving the environment is sometimes hard to work out what and how to reduce, reuse and recycle. Most households in the borough now have a free weekly Green Box recycling collection service. Recycling collection has been extended to flats, which have a smaller black box because they are easier for residents to carry up and down stairs. For those properties where this is not possible, near-entrance estate recycling sites are being introduced. In addition, there are over 40 recycling sites around the borough providing facilities, i.e. paper and bottle banks etc., where you can take your recyclable waste. Recycling: 020 8583 5555

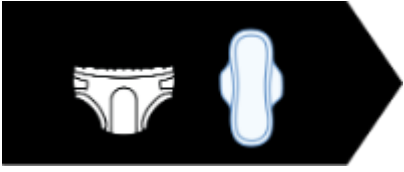
Weekly bin collections:



Fortnightly collections:



Residual / Not recyclable Black wheeled bin **What goes in your black wheelie bin?**



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5. Basic DIY:

Only carry out repairs if you are able and feel confident to do so, otherwise report repairs to your landlord, housing office or maintenance department.

- **Council accommodation** -housing officer, maintenance department.
- **Housing association** – housing officer, maintenance department.
- **Private rented accommodation** – Landlord or estate agents.

Tips on looking after your home ...

It is your responsibility for keeping the inside of your home in good condition. Make sure you do the following:

- Keep your place clean and hygienic.
- Prevent blockages in kitchen sink by putting all food waste in the food waste bin.
- Make sure you know where your main stops cock is and how to turn it on and off, if required.



- Make sure you know how to turn the gas and electricity supplies off in an emergency.



- If you encounter problems with electric supply know where your fuse box is and check to make sure it has not tripped out.



Examples of DIY in the home:



Dealing with condensation ...

“Condensation” occurs when moist air comes in to contact with a surface which is at a lower temperature.