



EdIndex



Other Housing Options in Edinburgh



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Introduction

The demand for social housing in Edinburgh is very high so waiting times to get a home are long. It can take someone with a priority several years to be offered a home, without a priority the wait is significantly longer.

This guide highlights the other housing options that may be suitable for you and help you move home quicker. Not all options are suitable for everyone so please read all the information available.

If you would like to go over your housing options in more detail you can ask to arrange a Housing Options Interview at your local office. Contact details are below.

North East locality office

Address: 101 Niddrie Mains Road,
Edinburgh,
EH16 4DS

 [0131 529 3111](tel:01315293111)

 northeast.locality@edinburgh.gov.uk

North West locality office

Address: 8 West Pilton Gardens,
Edinburgh,
EH4 4DP

 [0131 529 5050](tel:01315295050)

 northwest.locality@edinburgh.gov.uk

South West locality office

Address: 10 Westside Plaza,
Edinburgh,
EH14 2ST

 [0131 527 3800](tel:01315273800)

 southwest.locality@edinburgh.gov.uk

South East locality office

Address: 40 Captain's Road,
Edinburgh,
EH17 8QF

 [0131 529 5151](tel:01315295151)

 southeast.locality@edinburgh.gov.uk



House Exchange

What is House Exchange?

House Exchange is a website which allows tenants of Councils and Housing Associations/Co-Operatives to register for free to look for a potential exchange (swap) with other tenants anywhere in the UK.

Can anyone apply?

You must be a named tenant of a Council or Housing Association/ Co-Operative in the UK. You cannot apply if you are not the named tenant on the tenancy agreement.

How does it work?

Tenants can visit <https://www.houseexchange.org.uk/> to register with House Exchange. It must be the main tenant that completes the registration. During the registration you will be asked details about your current home. You have the option to add photographs and a description of the area. You will then be asked for the type of home and area you would like to move to. You can only move to a home that meets your households needs i.e not too big or small. Once you have completed your registration your details will be verified by your landlord before your advert goes live on the website. Once your details have been verified you can search for suitable exchanges. **Please note** that once you have identified a potential exchange you must get permission from your landlord before you make any arrangements to move.

How much does it cost?

If you are a tenant of one of the EdIndex landlords, registration is free. If your landlord has not signed up to House Exchange the charges are listed below:

3 Months - £9.99 6 Months - £14.99 1 Year - £19.99



Mid Market Rent

What is Mid Market Rent?

Mid Market Rent are homes where the rent level is set between social rented and private rent levels, so it is considered an affordable home option. Mid Market Rent tenancy agreements are usually the same as private rented tenancy agreements. You may be able to get assistance with paying a deposit.

Who is eligible?

Anyone can apply as long as one member of the household is in employment. Each provider has their own minimum and maximum income level criteria which also must be met.

How do I find out more information?

Details of the Mid Market Rent providers in Edinburgh and where they have homes can be found at <https://edindexhousing.co.uk/media/MMR-Properties.pdf>



Home Ownership

The Scottish Government offer a range of schemes to help first-time buyers buy their first home, and help existing homeowners move home. Each scheme has its own criteria. Further information on each can be found below.

Open Market Shared Equity Scheme (OMSE)

The OMSE scheme is aimed at households with low to medium incomes. The organisation who administers the scheme in your area will assess your application to see if you qualify.

Through the OMSE scheme you'll be able to buy a home without having to fund its entire cost and will get help from the Scottish Government. You'll pay for the biggest share which is usually between 60% and 90% of the home's cost. The Scottish Government will hold the remaining share under a shared equity agreement which it will enter into with you.

For example, if you pay for 75% of the home, the Scottish Government will help with 25% of the purchase price.

You need to be able to show that you cannot afford to buy a home that meets your needs without help from the OMSE scheme. If it looks like you'd be able to buy a home without any help, your application will not be eligible.

For more details go to <https://www.mygov.scot/open-market-shared-equity-scheme>

New Supply Shared Equity Scheme (NSSE)

The NSSE scheme is similar to the Open Market scheme but it is for buying new build homes from the Council or Housing Associations. The NSSE scheme is for first time buyers but is also available to people who have previously owned a home and have experienced a significant change in circumstances – for example, a marital breakdown.

Again you'll pay for the biggest share – usually between 60% and 80% of the home's cost – and the Scottish Government will hold the remaining share under a 'shared equity agreement', which it will enter into with you.

For example, if you pay for 70% of the home, the Scottish Government will hold 30% of the share.

For more details go to <https://www.mygov.scot/new-supply-shared-equity-scheme>



Private Rent

Private Rented homes are typically the most expensive accommodation. If you have a low income however you may be able to get help to pay your rent through Housing Benefit or Universal Credit. It is important to work out what you'll need to pay before you move in, so you'll know if you can afford to rent the property

Where can I get more information?

It is important to make sure you rent from a reputable landlord. In Scotland all landlords must be accredited with Landlord Registration Scotland. You can check if a landlord is registered at <https://www.landlordregistrationscotland.gov.uk/>

You can find out more about your rights when renting privately at <https://www.gov.scot/policies/private-renting/> or on the Council website at <https://www.edinburgh.gov.uk/private-housing/private-housing-tenancies-scotland-act/1>

Where can I see available private rented homes?

You can search for available homes at the following websites:

<https://www.rightmove.co.uk/>

<https://www.citylets.co.uk/>

<https://espc.com/>

<https://www.spareroom.co.uk/>