

MAYOR OF LONDON

SEASIDE & COUNTRY HOMES NEWSLETTER ISSUE 1 SUMMER 2016

Welcome to this first issue of our newsletter. This gives applicants such as you more information about our Seaside & Country Homes scheme, as well about other things that we think you may be interested in. We hope that you enjoy it and find it useful.

As always, we are here to help. So if you have any questions or concerns about the scheme, or your application in particular, you can call us on 08450 212 020 or email us at housingmobility@london.gov.uk.

FEATURED COUNTY: SOMERSET



We have many beautiful locations where the supply of properties is currently higher than the demand. Choose one of these, and your move to the seaside or countryside could happen faster than you think.

In this issue, we focus on the picturesque county of [Somerset](#), where we have nearly 300 properties. Most are desirable bungalows (where pets are welcome). The only exception is Weston-super-Mare, where there are lovely flats with sea views.

Our Somerset locations include both coastal towns and inland traditional market towns, such as Taunton and Bridgwater. They all offer everything you'd need for day to day living (such as shops and medical facilities), with the nearby cities of Bristol and Bath offering the full range of shopping and cultural opportunities. Crime rates in Somerset are amongst the lowest in the country and life expectancy is one of the highest.

It's only a train ride away ... You can travel to London by train in about two and a half hours from most of our locations in Somerset. So, a day trip to the capital is easily done!

Home and dry ... Some of our applicants told us that they were worried about moving to Somerset, following the floods a few years ago. Please rest assured that none of our properties are located in the Somerset levels, where the flooding was centred, and none were affected by the floods.

www.london.gov.uk/seaside

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Interested in moving to Somerset? Then give us a call on 08450 212 020 or drop us an email at housingmobility@london.gov.uk.

HOW LONG WILL I HAVE TO WAIT?

This is the question we are asked most frequently. Understandably, people want to know how long it may be before they are considered for a move. But unfortunately it is the one question we cannot answer, as it depends on so many factors. These include:

- **the number of bedrooms you have in London.** The scheme gives priority to people who would free up the most bedrooms
- **the availability of property.** All the scheme's properties are occupied, so moves can only take place when a vacancy occurs. It is impossible to predict when this may happen
- **the level of demand.** Some locations are in much higher demand than others. If you have chosen high demand areas, you may have a longer wait
- **the number of properties in a location.** Some areas have high numbers of Seaside & Country Homes properties, others very few
- **the number of locations you are willing to move to.** You can choose up to ten. The more you choose, the better the chance of a move.

Three steps to improving your chances of moving more quickly: **step 1** select as many areas as possible (to a maximum of ten), **step 2** include at least some lower demand locations, **step 3** consider a flat as well as a bungalow.

But remember to choose only those locations that you would consider living in!

We have around 200 vacancies in a typical year. So, with around 1,800 London households registered with us, and new people joining our list all the time, you can see how demand far outstrips supply. This is especially true of our most popular counties - Essex, Kent and Sussex.

IMPORTANT CHANGES TO THE SCHEME

Making your mind up ... Once you've viewed a property and been made an offer, you'll have 48 hours (rather than five days) to decide whether to definitely take the tenancy. In practice almost everyone makes their decision there and then, or within 24 hours of the viewing taking place.

Paying a deposit ... Many of the landlords that manage the Seaside & Country Homes properties now ask for a deposit payment when the tenancy is signed. This is usually the equivalent of one week's rent, although it can vary. The landlord should explain this to you when you are offered a viewing, and should let you know the amount you would have to pay and the methods of payment. Please note that some will only accept debit or credit card payments, not cash. You may want to check this if they contact you for a viewing.