

Swapping your home

If you live in social housing you can apply to swap homes with someone else. A home swap or 'mutual exchange' is when two social housing tenants agree to swap their homes with each other.



Perhaps you want to downsize and someone else needs more bedrooms. Or you may want to move to a different area for a new job or to be closer to family. A mutual exchange can help you do this.

By taking part in a mutual exchange you can:

- ✓ **Move homes faster** - mutual exchanges are generally a quicker way of moving between social homes
- ✓ **Have the chance to move anywhere in the country** - you can swap homes with someone in a different neighbourhood, another town, or even across the country.



To help customers with their mutual exchange we've signed up to the **House Exchange** website that helps people swap their social homes. As a Leeds Federated customer you can join the website for free and start the process today!



How to swap your home

1

Find someone to swap with on the House Exchange website or other forum - it's your responsibility to make sure you're happy with the condition of the home you'll be moving into.

2

Make an application - you'll need to complete a mutual exchange application form with us.

3

Receive your application decision - we'll check through your application to make sure it's suitable and let you know the outcome. We won't be able to approve your application if you've lived in your current home for less than 12 months or have rent arrears, recent anti-social behaviour issues, court orders or a possession notice.

4

Final checks - Once we've approved your application we may carry out some checks on your current home. We'll also tell you the details of your new landlord and prepare the final paperwork for you to sign. At this stage you'll agree a moving date with the person you're swapping your home with.

Things to consider when swapping your home



To begin the mutual exchange process, you'll need to find someone to swap homes with first. You can do this through **House Exchange website** or another forum, as long as the person you're swapping with lives in social housing.



Types of tenancies suitable for a mutual exchange

The only types of tenancy suitable for a mutual exchange are:

- Assured
- Secure
- Fixed-term Assured Shortholds of 2 years or more. These must have started after April 2012.



Suitability for a mutual exchange

To be eligible for a mutual exchange you need to have:

- Lived in your current home for at least 12 months
- No rent arrears
- No anti-social behaviour
- No court order
- No notice seeking possession



Condition of the home you're moving to, your rights and any adaptations

- Mutual exchanges are made on an "as seen" basis so make sure you're happy with the condition of the home you'll be moving into. **You'll be responsible for any existing issues unless otherwise agreed.**



- Your tenancy type and associated rights may change after the mutual exchange e.g. eligibility for Right to Buy/Acquire may be different in your new home. **Make sure you find out the details of your new tenancy from your new landlord before you complete the mutual exchange process.**
- If you have adaptations in your current home, such as for wheelchairs, **we can only approve mutual exchanges if the person you're swapping homes with also needs those adaptations.**