



## Housing Options Service

### FINANCIAL DIFFICULTIES

If you are struggling to pay your Rent or Mortgage it is important to act quickly. There are steps you can take to avoid falling into further debt.

If you don't take action it is likely that you will be served Notice by your Landlord or your Mortgage Lender may start Possession proceedings.

#### Increasing Your Income

- **Budgeting** - Use our Financial Statement Form to calculate your income and outgoings. There may be areas where you can make savings by cutting back on Non Essentials.
- **Getting a Second Job** - Although this is not suitable for everyone it is a good way to increase your earnings and helps to keep on top of your payments.
- **Claiming Benefits** - Check that you are receiving all of the benefits that you're entitled to. The One Stop Shop will look into your Housing Benefit and Council Tax entitlements. Staff at the local Job Centre can look into any other benefits you may be entitled to.
- **Other Adults** - Is there anyone else living with you who could contribute to the Rent, Mortgage or other household bills?
- **Fuel Bills** - For those on a low income, your energy provider may be able to help if you've fallen into arrears with your Gas or Electricity bills.

### Mortgage Options

- Change Your Payment Plan - Your Mortgage Lender may allow you to make changes to your payments for a short period (Reduced Interest Rates, Interest Only, Reduce the amount you've borrowed, Extend the time over which you pay) Remember to discuss the long term effects of these options with your Lender.
- Switching Mortgage Lender - Other lenders may offer an alternative Mortgage deal that will be better suited to you. Keep in mind that any arrears with your current lender will still need to be paid. There may also be a charge for switching lender.

You may find that your outgoings are still too high. During your interview the Housing Options Officer will discuss affordable, alternative housing and how you can access it.

Remember, if your circumstances worsen it is important to keep us informed.

#### Citizens Advice

 **08444 772020**

 [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)

#### Shelter Cymru

 **01792 469400**

 [www.sheltercymru.org.uk](http://www.sheltercymru.org.uk)

