

Mortgage arrears and repossession

If you are struggling to pay your mortgage it is recommended that you speak to your lender as soon as possible. Lenders are used to people doing this and they should do their best to help you. You may, for example, be able to extend your mortgage term or switch to interest only payments for six months. Most banks and building societies have signed the government's [mortgage charter](#).

It is better to pay as much as you can. You will still owe the outstanding mortgage and the debt will keep getting bigger.

If your income falls you could get [universal credit](#) if you're working age, or [pension credit](#) if you're pension age. If you start to receive income-related benefits then after 13 weeks you could get a [Support for Mortgage Interest](#) loan from the DWP.

Check if you have insurance that could cover your mortgage payments for a time if you've lost your job or cannot work because of an accident or ill health.

Under a 'sale and rent back' arrangement you are unlikely to get the full value of your home, your tenancy will only be secure for a short time, and as a tenant you can be evicted if you fail to pay the rent.

Help to sort out your finances and debt advice:

- Work out how much you are receiving and spending by completing a [financial statement](#)
- Free financial advice is available at [The Money Advice Service](#).
- For specialist and free debt advice contact [National Debtline](#) on 0808 808 400 or [Step Change Debt Charity](#)
- For benefits and finding work contact [Jobcentre Plus](#)
- Advice about money, debt, benefits and mortgage difficulties contact the [Citizen's Advice Bureau](#).
- Free legal advice on debt issues, mortgage arrears and repossession is available through the [Derbyshire Law Centre](#)

Also see advice from [National Debtline](#) and housing charity [Shelter](#)

Repossession

If your lender has told you they are going to repossess your home, please contact our Housing Advice Service <https://www.highpeak.gov.uk/Homeless> for help and advice. We may be able to help save your home.

It is worth making every effort to attend a court hearing. At most courts there is a court desk service, a duty solicitor will be able to represent you if you arrive early and discuss your case with them. If you do this the court may decide not to grant possession to your lender so that you can keep your home.