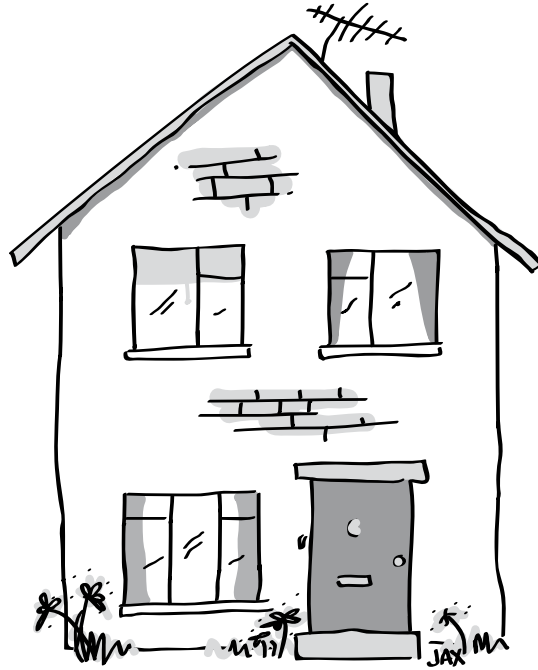


Housing



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Moving on



As young people move into adult life they want greater independence. This often means moving out of their family home into more independent living. Also, most parents do not expect their children to live at home with them forever.

During recent years the choice of housing and the support that can be provided has grown. However, although choice has grown, the type of provision that is available and places that local social care services are prepared to fund will vary.

This can change according to where the young person lives, the resources available and whether the young person is eligible to receive social care services.

It is very important to plan ahead and make likely future housing needs known to your district or borough council.

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1 District or Borough Council housing



The first route to housing may be to join the local district or borough housing register. A person can put their name on one or more local housing registers. It doesn't have to be the one where they live. This is usually from the age of 18. However, a young person can register at 16 if they have a guarantor or local authority support.

Each district and borough council has its own system to decide whom they can help with housing. Most Councils in Surrey use a number of different priority bands. People are placed in a band according to their needs and how urgently they need to move from where they are living. People are then put in order in each band, based on the date on which they joined the housing register.

Some operate a points system. Points are given depending on a person's needs. You will need to check with your local district or borough council about the system they use.

When the young person has high enough priority and the right housing is available, it will be offered to them.

There can be a long wait for housing, so it is important that the young person is registered as needing accommodation as early as possible.

The best time to register is when the young person reaches the age of 16.

- You can get an application form from the housing department at your local district or borough council.
- The forms are long and ask a lot of questions, but try to fill these in with as much detail as possible.
- The housing authority will then have a record of the young person's housing needs.
- You will also have to renew the application every year. When you do this you must tell the Council about any changes that have happened so that the application is kept up to date.



Local councils have a housing needs section which will be able to give specific advice as to what sort of housing is available in your local area and how to access it.

Some council and housing association homes are built specifically for people who have mobility difficulties. If a young person has a disability which means that they need special features where they live, it may be possible for the Council to help arrange adaptations to a property.

A thorough assessment would need to be carried out, usually by an occupational therapist from the social services department. It may be necessary to be registered as disabled. Again, contact the local housing department about this.

2 Supported living



The basis of community care is that people should be able to live in their own homes (where appropriate), and live as independently as possible. The need for support at home or for people living in adapted properties is recognised.

There are now a number of different agencies who can provide support - ask Surrey County Council Social Care Teams about such schemes.

What kind of support is available?

Supported housing

Supported housing is provided by various housing associations and other agencies. Support is provided by staff members who may be there 24 hours a day or visit on a regular basis.

Some schemes have several residents, with their own bedroom and a shared lounge and kitchen. Other schemes give people their own flat or bed-sit within a building, with a shared area to socialise with other residents.

Supported living services

These are services that offer support to enable someone to live independently in their own home. They can include support with developing household, money management and social skills, as well as medication management and access to a GP and other services.

This support could be funded by the local authority (Surrey County Council) if their assessment of the young person's needs shows that he or she meets their eligibility criteria and has support needs. Contact your care manager or Surrey County Council for details.

Organisations need to be registered with the Care Quality Commission (CQC) if they provide any personal care.

Paying for personal support



The local authority (Surrey County Council) may charge for domiciliary services and other services in the community, but services provided by the NHS cannot be charged for.

The local authority has the power to charge a reasonable amount for its services. Each local authority has its own charging policy. Your son's or daughter's care manager can advise you on this.

The local authority must clearly show how charges have been worked out.

They will carry out a financial assessment of a person's ability to pay. This will not include an assessment of parents' finances.

You can appeal if you are unhappy with the charges, and services cannot be denied whilst the decision is being challenged. Use the complaints procedure (see Section 3 - Social Care) if you are unhappy with the outcome.

3 Housing Associations or Registered Providers (also called Registered Social Landlords)



Registered social landlords can build homes specifically designed for people with disabilities. An example of the type of property they can offer is self-contained flats with a communal lounge, where 24-hour support may also be available if needed. Ask your son's or daughter's care manager, or the housing department of your district or borough council about opportunities in the area.

4 Renting from a private landlord



It may be possible to rent privately from a landlord and buy in the support that is needed via the local authority. This is also true of council and housing association property.

Where support is needed, an assessment by a care manager will have to be carried out to establish eligibility and the level of support required i.e. the number of hours and type of support that is needed.

It is unlikely that the local authority will be able to provide 24-hour support under this route due to the resources that would be needed.

The tenant might qualify for Local Housing Allowance which will be used to pay for rent, and other benefits could be used towards living costs. If the Local Housing Allowance does not meet the rent asked for by the Landlord, the tenant can pay the difference from their own resources.

Sometimes two or more people join together to rent a house or flat and share the home between them. They share the bills and the kitchen, bathroom and lounge, but have their own bedrooms. Each would be assessed separately for benefits etc.



5 Key Ring or similar schemes

Key Ring is a registered charity. It is aimed at people who need limited support to live in the community. It is not available everywhere, but similar schemes may be run by a local housing association who provide outreach services.

The ring is established by a partner authority or housing association buying a group of flats/houses in an area - each must be within easy walking distance of the others.

Members of the scheme pay rent to the local council or housing association but they have the advantage of living close by so that they can offer support to one another.

- Community living workers are available to offer help and advice, on average for about 10 hours per week.
- The Key Ring worker lives as part of the network in a self-contained flat.
- The worker is in a good position to identify any difficulties at an early stage to prevent crisis situations.

6 Leaving property to a person receiving benefits



There are many other ways of arranging for your son or daughter to continue living in the family home. For example, you may wish to put your property into a discretionary trust for your son or daughter, or use 'equity release' to fund management, maintenance and possibly support.

A good initial source of information is Housing Options (see **Useful Contacts**).

The tenant might qualify for Local Housing Allowance which will be used to pay for rent, and other benefits could be used towards living costs. If the Local Housing Allowance does not meet the rent asked for by the Landlord, the tenant can pay the difference from their own resources.



If parents are considering leaving their property to their son or daughter with a disability, it is important to see Section 7 - Benefits for details about the implications and how it may affect social care services funding. Always speak to a solicitor who specialises in this area.

7 Care homes



Living as independently as possible with only the amount of support you need, is what both national and local government now focus on. More independent living schemes are available than ever before.

For some young people however, a care home may be appropriate, as they will need higher levels of support.

- The need for a care home placement will be established following an assessment by a care manager.
- Funding will then need to be found to support the placement.

Care homes vary in size, but this model of care means sharing a home with other people. People have their own room. There is support 24 hours a day. Each home will be different and when deciding on which home to choose, it is best to visit, and go with a list of questions.

You should be offered information about the services of the home. The official document explaining this is called the Statement of Purpose. There should also be a Service User Guide, for the people who use the service, which is easier to understand.

You should also ask to see an example of a service user's contract with the home. This is a plan which sets out how the person's needs are going to be met.

Residential care homes have to be inspected and registered by the Care Quality Commission (CQC). You can view their latest information on care homes online.

However, it is always best to visit the home to gain a better perspective, and a sense of the home's atmosphere. Talking to the people who live there may give a deeper insight. A care manager will be involved in considering residential care options with you.

For some young people however, where more independent options are not available, a care home may be appropriate.

- The need for a care home placement will be established following an assessment by a care manager.
- Funding will then need to be found to support the placement.

8 Shared Lives Services (formerly called adult placement schemes)



Adult placement schemes offer people with a disability the opportunity to live in a home in the community with support provided by the owner of the home - the carer. The carer is paid to provide this support. Rent is paid using Housing Benefit or Local Housing Allowance , and care needs are assessed and funded by social care services.

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Each carer is thoroughly assessed by the agency that runs the service. This may be Social Care or an independent organisation.

The person looking to be placed is also assessed, looking at what their hopes are and the level of support needs they have.

Once all the assessments have been done, the person with a disability is matched with a suitable carer.

The carer should support and encourage the person to live as independent a lifestyle as possible.

- on-going support from the scheme is provided to the carer, and
- the person placed will have a care manager to review the placement on a regular basis.

Adult placement schemes are registered with and inspected by the Care Quality Commission (CQC). The costs are often met through Housing Benefit and the person's individual budget.

Contact your local social care department to see if they have a scheme in your area.

9 Foyer schemes



Foyer schemes offer a holistic approach to young people's needs. They aim to provide a stable and secure community in which young people can support one another and achieve independence. They offer help with finding appropriate employment, training or education to make this possible.

They can also provide training in basic skills and independent living skills, and help with finding permanent accommodation and ongoing support when the young person has left the Foyer.

The schemes are suitable for vulnerable young people who are unable to live at home, until their transition to adult life. They are not normally appropriate for people with moderate or severe learning difficulties, or who need a high level of supervision.

There are no schemes in Surrey at present, but there are several schemes in Kent, Sussex, Hampshire and London, and new foyer schemes are opening all the time. Placements are for a maximum of two years.

Find out more from the Foyer Federation:

Telephone: 020 7430 2212

Email: inbox@foyer.net

Website: www.foyer.net

10 Hostels



Different hostels are run in different ways, however they all offer individual rooms or bedsits. Bathrooms, kitchens and lounges may be shared.

The level of support available can range from twenty-four hours a day to just a few hours a day or week.

11 Shared ownership



Shared ownership gives you and your son or daughter more choice about where they live and the type of house they want.

It means that you part-buy and part-rent your home. You may buy between 25% - 75% of equity of the property, and rent the share of the equity you do not purchase.

The landlord, usually a housing association, owns the rented share.

Shared owners are responsible for arranging and paying for all the repairs and maintenance of the property (not just of the share they own).

To find out more, visit www.mysafehome.info/index.php or contact your local borough or district council (see **Useful Contacts**).

12 Homebuy



Homebuy is a programme similar to shared ownership. There are various types of Homebuy scheme.

Ask your local social care department or contact your local housing department for details of any such schemes , or visit the website at www.homebuy.org.uk.

13 Things to check

Whatever type of accomodation and support you are considering, there are important things to think about:

- What are the levels of staffing and are staff qualified?
- What are the ages of the other people living in the home and their support needs?
- How are people encouraged to exercise choice - i.e. do they get their own shopping or decide what they will eat each day?
- Is there a key worker system?
- Are many agency staff used?
- What can people do during the day and in the evening - what day services or other activities are there?
- How is the local community accessed?
- Will the person's religious, ethnic and cultural needs be provided for?
- Do people have the opportunity for privacy? For example, will they be able to make telephone calls without being overheard?
- How does the home monitor the person's progress with reference to fulfillment, rights, participation / community presence, choice, independence, privacy and dignity?
- How does the home involve parents / family members in decisions?
- Is there a clear complaints procedure? Are you confident that complaints will be listened to, understood and acted upon?

- How will your son or daughter be safeguarded? Is there an effective risk assessment carried out for each new resident? What procedures are in place if abuse is alleged?
- Are appropriate checks made on staff?

14 Direct payments and individualised budgets

Direct payments and individualised budgets can offer some people cash payments from their local authority so that they can arrange and pay for their own care services.

See Section 3 - Social Care for more details.

Useful Contacts

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National

Housing Options

Address: Stanelawe House
Sutton Lane
Sutton Witney
Oxfordshire OX29 5RY

Telephone helpline: 0845 4561497

Email: enquiries@housingoptions.org.uk

Website: www.housingoptions.org.uk

Housing advisory service for people with learning disabilities and their families, provided by a group of organisations which provide funding and a network of advisors. Has factsheets and Quick Briefs on a wide range of topics, free to download.

Directgov

Website: www.direct.gov.uk

Information on many topics including different housing options, benefits and direct payments.

KeyRing

Address: The Impact Centre
27 Corsham Street
London N1 6DR

Telephone: 020 7324 0750

Website: www.keyring.org

Supporting People

Helpline: 0303 444 0000

Website: www.communities.gov.uk/housing

This is a government programme, which supports vulnerable people to live more independently. Provides short-term and long-term housing related support.

Surrey Supporting People also has its own **website:** www.surreysp.org.uk

Values into Action (VIA)

Address: Oxford House
Derbyshire Street
London E2 6HG

Telephone: 020 7729 5436

Website: www.viauk.org

Has an extensive catalogue of publications, on topics including Housing.

Care Quality Commission (CQC)

Telephone: 03000 61 61 61

Email: enquiries@cqc.org.uk

Website: www.cqc.org.uk

Regulates care provided by the NHS, local authorities, private companies and voluntary organizations. Can provide inspection reports and lists of care services in the area.

You can download reports on individual providers from the website.



Local

Surrey County Council Contact Centre

Telephone: 03456 009 009

Adult social care: 0300 200 1005

Website: www.surreycc.gov.uk

If you don't have a care manager or need to speak to someone about your care and support needs, contact the Surrey County Council Contact Centre to be put in touch with your local team.

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Local Borough / District Councils

For information about local housing schemes and housing registers:

Elmbridge Borough Council

Address: Civic Centre
High Street
Esher
Surrey KT10 9SD

Telephone: 01372 474474

Website: www.elmbridge.gov.uk

Epsom and Ewell Borough Council

Address: Town Hall
The Parade
Epsom
Surrey KT18 5BY

Telephone: 01372 732000

Website: www.epsom-ewell.gov.uk

Guildford Borough Council

Address: Mill Mead House
Mill Mead
Guildford
Surrey GU2 5BB

Telephone: 01483 505050

Website: www.guildford.gov.uk

Mole Valley District Council

Address: Pippbrook
Dorking
Surrey RH4 1SJ

Telephone: 01306 885001

Website: www.molevalley.gov.uk

Reigate and Banstead Borough Council

Address: Town Hall
Castlefield Road
Reigate
Surrey RH2 0SH

Telephone: 01737 276000

Website: www.reigate-banstead.gov.uk

Runnymede Borough Council

Address: Civic Offices
Station Road
Addlestone
Surrey KT15 2AH

Telephone: 01932 838383

Website: www.runnymede.gov.uk

Spelthorne Borough Council

Address: Council Offices
Knowle Green
Staines
Middlesex TW18 1XB

Telephone: 01784 451499

Website: www.spelthorne.gov.uk

Surrey Heath Borough Council

Address: Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD

Telephone: 01276 707100

Website: www.surreyheath.gov.uk

Tandridge District Council

Address: Council Offices
Station Road East
Oxted
Surrey RH8 0BT

Telephone: 01883 722000

Website: www.tandridge.gov.uk

Waverley Borough Council

Address: The Burys
Godalming
Surrey GU7 1HR

Telephone: 01483 523333

Website: www.waverley.gov.uk

Woking Borough Council

Address: Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone: 01483 755855

Website: www.woking.gov.uk

Housing Associations (formerly called Registered Social Landlords)

Your local district or borough council can provide a list of registered social landlords in your area.

Citizens Advice Bureaux (CAB)

To find your local CAB office, call your local district or borough council, or go to: www.citizensadvice.org.uk

Surrey Independent Living Council (SILC)

Address: Astolat
Coniers Way
Burpham
Guildford
Surrey GU4 7HL

Telephone: 01483 458111

Textphone: 0790 481 2935

Website: www.surreyilc.org.uk

SILC provides advice on the use of individualised budgets and direct payments from Social Care services, and provides information, advice and training on recruiting and employing personal assistants.

