

Learning
Disabilities -
Housing
Options and
Access to
Housing in
Leicester City

1. Housing and Support Options:

1.1 Since the writing of the Learning Disabilities Housing & Support Plan 2002-2005 and the latest plan 2006-2011 over 150 people with learning disabilities are now living more independently with relevant support appropriate to their individual need across the city.

1.2 Through the partnership work between statutory, voluntary and the private sector housing and support options have increased to include the following models: -

- Shared housing with floating support
- Shared housing with 24hr. support on site
- Independent cluster type flats with support on site
- Independent accommodation with may include bungalows or flats with floating support.
- Group shared housing
- Residential
- Owner/occupier = “SOLD” with Advance Housing

1.3 Many people in Leicester are supported to live with their families or carers with the relevant care and support to meet their needs. Information is also available on the internet and a prepared CD ROM that informs people with a learning disability and their carers on accessing housing and support in the city. Equally people with a learning disability have the same rights as other people in terms of accessing housing on the city’s housing register and where care and support may be breaking down in the family home or where it is supported for the individual to move in order to gain more independence under the priority point category of the city’s Allocations Policy, additional points may be awarded.

2. Priority order of applicants and the points system

2.1 Once someone is identified as having a need for accommodation and support the Learning Disabilities Team together with Housing will assist in giving the individual and their respective carer as applicable information of the options and will assist that individual through the process of applying for accommodation.

2.2 The Learning Disabilities Team categorise in terms of when someone needs to move from someone who has simply expressed a wish to

move or where it is identified that sometime in the future a particular service user will move to more independent living with an appropriate care and support package. The categories are simply noted 1, 2 or 3. Category 1 is the first priority to category 3 being the last. Workers in the Learning Disabilities Team add names and brief details to the Housing Matrix regularly, after checking the referral is appropriate with a Senior Practitioner, and in close liaison with Housing.

The following sets out examples of when service users could be prioritised into such categories by the Team Manager/Senior Practitioner within the Learning Disabilities Team: -

- If service user lives with a carer where the situation is unlikely to be sustained due to carer's health or age.
- If the service user is living in residential care, has requested to move and/or is assessed by the learning disabilities team as not necessarily needing this level of support.
- Where the service user has had to leave their previous home due to an emergency situation e.g. potentially abusive situation and is in respite care on an emergency basis.
- Service user is school leaver/leaving residential college
- In rare instances where a service user is already in a tenancy but due to harassment needs to move
- Vulnerability -jointly housing and social care and health agree due to management of risk in the best interest of the service user a move should be supported.
- Service user is leaving a secure unit/hospital and needs accommodation and support to integrate back into the community (in conjunction with multi-disciplinary risk assessments and significant planning process)

The higher the degree of assessed risk within a service user's situation, the higher they will be prioritised, should supported living be an appropriate option for that individual.

2.3 The matrix is known to people with a learning disability as a housing and support waiting list to which their individual details including needs will be added together with a categorisation as to when social care and health feel that individual will be ready to move. Details will also be noted as to the type of model of accommodation and support that

individual would be best supported. The purpose of the matrix is to effectively plan for the future need of accommodation and support needs of people with a learning disability in the city.

2.4 It should be noted that people with learning disabilities have the right to access advocacy and where the individual does not have capacity to make an informed choice either their carer and or social worker or appointee can act on their behalf.

2.5 In terms of a selection/priority process social care and health have a duty to ensure that the commissioned support meets individual need and under supported living that the accommodation is most suited to that client's requirement. The Learning Disabilities Team can indeed request under Community Care legislation that Housing assist them in meeting their duty. Equally someone with a learning disability who is able to make an informed choice may decide to choose a more independent route in terms of accessing housing but they would be advised of the consequences of this as the Learning Disabilities Team may not be able to commission the same level of care and support as could provided by one of the more specialist accommodation schemes.

2.5 Where people with a learning disability chose also to apply for housing under the city's housing register, Leicester would determine reasonable preference through the points scheme. Under this scheme points are awarded dependent on housing need. This scheme has been assessed as meeting the needs of the legal requirements and in terms of meeting equality outcomes.

3. The process and assistance involved in assisting someone into supported living or simply promoting independence for someone with a learning disability:

3.1 Once a person is identified by the Learning Disabilities Team, their allocated worker will complete a housing application and any other relevant forms on behalf of the service user. Prior to doing so, relevant housing and support options should have been discussed. Where necessary, a new Community Care Assessment and care plan should be completed, and from this, workers should have identified any access or cultural/religious needs that are relevant in terms of accommodation and support.

3.2 If the individual is seeking independent accommodation and they wish to apply through the city's housing register that individual should be

given information on types of properties across the city together with a list of area choices together with the city's eligibility criteria. If it is felt that it is appropriate for the service user to be screened onto the matrix, then a copy of the service user's assessment, together with a housing application, any proofs needed and a covering letter should be sent to the Learning Disabilities lead in Housing.

N.B. Currently this is Community Care Housing, but this team will be reprovioned at the end of March 2007. Following this, the Learning Disabilities lead will move to the Registration, Support and Development Manager in Housing Options, any changes in accessing the matrix will be updated following this transfer.

3.3 Options around care and support (such as different support providers) should also be discussed as relevant to the needs of the individual.

3.4 Due to the fact that under supported living schemes in the city, the person with a learning disability is restricted in choice dependent upon availability and area it is advisable to always advise that the individuals application is screen citywide however where choice of area is available this will be noted.

3.5 In applying for housing through the city's housing register, if the individual is a priority case as screened from the learning disabilities matrix, a worker from the learning disabilities team should confirm in a supported letter to the Housing team why they support the move together with confirmation that a care and support package will be in place relevant to individual need.

3.6 As most people with a learning disability in the city to date have moved into accommodation specifically allocated for people with a learning disability it is important that social care and health keep housing management and the Housing team informed about voids within the schemes together with an expected move in date. This will avoid hopefully delays in filling the schemes but also will assist housing in both the screening and signing up process.

3.7 It is also worth noting that for some of the models the individual does not have to complete a housing application e.g. supported living coming through none city housing schemes such as those where a Housing Association owns the property. (Use Appendix A as a form of reference of existing provision in the city). All new referrals do need to be added to the matrix promptly and the relevant information shared with housing as

the matrix acts as recording list, tracks movement of each individual and informs future need/development. This matrix is updated only by the team manager/senior practitioner in learning disabilities social care and health and at present the assigned housing community care officer and service manager but if in the future this changes, relevant staff will be updated and also these guidance notes.

3.8 When an appropriate property has been identified, and this has been accepted by the service user, the allocated worker should commission support from one of the 7 support providers contracted by the Council to work with people with learning disabilities (currently these are Lifeways, Community Integrated Care, Adepta, Creative Support, Heritage and Dimensions, and a service level agreement with Advance), based on the assessed needs of the service user. When a service manager has agreed this support and the support is in place, a Community Care Grant should be applied for to furnish the property where necessary and this service user is eligible. Following this a tenancy signing date should be arranged with the appropriate Neighbourhood Housing Office. The service user should always be supported through this process, either by a worker from the Learning Disabilities team, or the support provider. It is important to make sure at the same time as the tenancy is signed, Housing Benefit is applied for and Council tax exemption where appropriate.

N.B.in consultation with the Housing Benefit department, it is often possible to get an agreement that an 'overlap' payment of housing benefit will be paid for up to 4 weeks when someone is moving from residential care, and this will allow for a longer period of transition, and that furniture etc is in place before they move.

4. Funding and Housing Streams:

4.1 Supporting People Funding - Supporting People funds a range of housing related support services in the city that aim to help people live in and maintain their own home independently. The services funded through Supporting People include homeless hostels, Women's refuges, sheltered and supported housing, tenancy support.

4.2 Supporting people also have joint contracts with Social, Care and Health for the provision of supported living for people with learning disabilities. The Learning Disabilities Team hold information about Supporting People funding on supported living spreadsheets on the

special drive and this should also be on the Learning Disabilities Team database.

4.3 Supporting People need to be kept informed of any new developments that are happening within supported living. This is for two reasons, firstly to keep Supporting People informed of the levels of housing and support need for people with learning disabilities in terms of any future funding from them, (Each year the Supporting people team have to prioritise any new developments across the 15 client groups they currently work with so it is important that we tell them what the housing related support needs are for people with Learning Disabilities and what types of schemes we think will meet these needs), and secondly because some schemes e.g. Bridges House, Milton House have already had Supporting People funding and we need Supporting People's agreement to changes. It is important that if Adults and Housing are pursuing interest in identifying future housing that firstly Supporting People are informed. Normally service leads will alert Supporting People to any such developments in the first instance.

4.5 Recently we have had some funding agreed from Supporting People for transitional costs when service users move into supported living.

4.6 **Housing Corporation/extra care bids**-Generally these are made each year. Supporting People/Housing Development Team would need to be part of any bidding process. This would involve senior managers of both the Learning Disabilities team and Housing. Examples of this are bids for new build adapted units and further allocation of "SOLD" moniesⁱ(owner/occupier scheme by Advance)

4.7 **Progress – a private provider**-Progress are a private housing provider who buy properties to rent to people with a learning disability. Progress are the housing provider for William Smith House and Lily Marriot House, Handley Street and the Beaumanor flats.

4.8. **Other Private Landlords**-So far no projects have been developed with private landlords but we have had legal advice and there is no reason why this cannot be done in the future, although clear boundaries to be established so that support will be purchased separately and social care procurement unit should always be involved any discussions. Housing Benefits Team should also be involved at the earliest opportunity, to check the projected rent levels are compatible with general current levels of Housing Benefit in the area. If it is felt that rent levels will be higher

than the average level, for example due to special adaptations, again this should be discussed with HB at the earliest opportunity.

¹ Report prepared for guidance to staff and to be adopted as formal procedure by Laura Sanderson, Senior Practitioner, Learning Disabilities Team and June Green Services Manager, Housing Community Care. Date 2.5.2006

Updated by Laura Sanderson, in consultation with Jo Hyslop, Supporting People, February 2007

Quick supported living checklist

To do	Issues	Useful contacts / reference points
Identify property	Need to consider level of support, area property is in, adaptations	Matrix
Commission support	<p>Cost should be comparable with residential placement. Providers may need up to 3 months to recruit.</p> <p>Once request for hours is approved need to email provider authorisation.</p> <p>Is not eligible for residential need to look at homecare + STAR/RISE (currently non personal home care has to be authorised by service manager)</p>	<p>Current providers are Lifeways, Community Integrated Care, Adepta, Creative Support, Heritage and Dimensions</p> <p>Consider whether service user has health needs, if so Continuing Health Care form may need to be completed for consideration of joint funding from Health</p>
Tenancy Sign Up	<p>HB will pay 4 week overlap if in residential</p> <p>Tenant has to have capacity to understand other wise relative/carer</p>	Benefit Support Team

	can sign on Sus behalf	
Benefits applications	Service providers will support if taking appointeeship, otherwise worker from LDT can support	
White Goods	<p>For LCC properties these can be provided by Support provider and charged back via HB.</p> <p>Some housing providers (progress) also provide</p> <p>STRIDE can put together white goods package is necessary.</p>	Stride
Other furnishings	<p>Generally apply for community care grant. If Lifeways involved they will forward £500 assuming they are appointees. Lifeways require authorisation of hours before they can forward.</p> <p>If CCG not likely to come through in time then STRIDE will forward furniture if arranged via SC&H</p>	Stride
Council Tax	Need to register and	

	request exemptions. Support provider should complete forms need to check on individual basis	
Utilities sign up	It is appropriate to ask the provider to undertake this with tenant although this may need to be via negotiation	Providers

Existing Provision

Name	Type of Property Housing Provider	No of tenants	Voids arrangements	Type of Support	Other
SHARED HOUSES					
Braybrooke Road	House (LCC)	3	LDT fund	Part SP funded Sleep-in night shared day time support	<ul style="list-style-type: none"> ➤ Young people ➤ Lifeways
Claydon Road	House (LCC)	2	LDT fund	High level of support	<ul style="list-style-type: none"> ➤ PMLD needs ➤ CIC
Huntsmans Lodge	House (Beacon Care)	5	None	Wake in night, high level support	<ul style="list-style-type: none"> ➤ Female only ➤ Beacon Care
Huntsmans Way	House (Asra)	3	LDT fund % based on length of void check JS	Sleep-in + some day support	<ul style="list-style-type: none"> ➤ Currently all male ➤ Next door to Huntsmans Lodge ➤ Advance
2 & 4 Handley Street	2 x 3 bed house (Progress)	5	Voids insurance for 12 months after all initial	1 x wake-in 1 x sleep-in + day support	<ul style="list-style-type: none"> ➤ CIC

			tenancies are signed		
8,10,12 Handley Street	3 x 3 bed house (Progress)	5 (possible 6)	Voids insurance for 12 months after all initial tenancies are signed	2 x wake-in + 1Xsleep-in + day support	➤ Lifeways
Sycamore Court	House (LHA)	2	LDT fund	Part SP funded Sleep-in + 40 hours	➤ CIC
Cromwell House	House (LCC)	2	Same agreement as Bridges House	Initially sleep in to be reviewed, individual hours commissioned for 2 service users. Not 24 hour	Lifeways
Cluster flats					
William Smith House	16 individual tenancies (Progress)	16	Voids insurance for 12 months after all initial tenancies are signed	High	➤ Large flats, adapted suitable for Physical disabilities ➤ Lifeways
Lilly Marriott House	13 individual tenancies (Progress)	13	Voids insurance for 12 months	High	➤ Large flats, adapted suitable for

			after all initial tenancies are signed		Physical disabilities ➤ CIC
Bridges House	Up-to 16 individual tenancies+ ex warden house(LCC)	12	LDT fund	1 sleep-in + am support (Block)	➤ Individually commissioned support ➤
Beaumanor Flats	4 tenancies (Progress) TJ already in	4	Voids insurance for 12 months after all initial tenancies are signed	To be confirmed	➤ CIC
Individual Tenancies					
Gypsy Lane	House	1 (JW)	LDT fund	High level of support part SP funded	➤ Specialist service ➤ CIC
Ocean Close	Bungalow (LCC)	1 (AB)	LDT fund	SP funding attached to property	➤ Lifeways
Ocean Close	Bungalow (LCC)	1 (RS)	LDT fund	SP funding attached to property	➤ Lifeways
Ocean Close	Bungalow (LCC)	1 (SF)	LDT fund	SP funding attached to property	➤ Lifeways
	Bungalow (LCC)	1 (RG)	LDT fund	SP funding attached to property	➤ Lifeways

	Bungalow (LCC)	1 (SD)	LDT fund	SP funding attached to property	➤ Lifeways
	Bungalow (LCC)	1 (MM)	LDT fund	SP funding attached to property	➤ No support currently going in trying to work with MM to move

Matrix	A list of people awaiting supported living / housing
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ⁱ Report prepared for guidance to staff and to be adopted as formal procedure by Laura Sanderson, Learning Disabilities Team and June Green Services Manager, Housing Community Care. Date 2.5.2006