

Adult social care commissioning
Leicester City Council

Housing information pack

Part 1 – a guide to making housing choices for those
with support needs

October 2024



About this pack

This pack is designed to provide information about housing and accommodation options.

Advice about housing is a universal service available to everyone.

This is part one, for young people with support needs, and includes 'My housing plan'.

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1. About housing

Thinking about having a home of your own, whether you're moving now or in the future, can be confusing and hard to understand.



This guide is to help you begin to think and plan for what it is you want and need.

Leicester has lots of different types of housing in it and many types of landlords.

Leicester City Council has housing, but also a lot of people in need of housing.

The best idea is to have a plan for housing and work towards this.

Often there will be a wait to get housing.



What and who is a landlord?

- a landlord has ownership of a property and can rent it out to others.
- a landlord has responsibilities that cover things like making sure the property is safe to rent out and there are different standards that cover this.
- a landlord has responsibility for things like completing repairs on the property, and to follow the law if they want to get the property back from you.

A landlord can be:

- a private individual
- a charity
- voluntary groups
- companies
- registered social landlords.

Registered social landlords provide social housing, which means the rents are usually lower than in the private sector. Social landlords offer affordable homes to people with identified housing needs. They will have policies which prioritise people based on their circumstances and not everyone can access social housing.

Councils and housing associations are registered social landlords.

A tenancy with a council or housing association gives you rights as a tenant and this can become a long term and secure home.



2. Why move?

There are lots of possible reasons to move:

- sometimes it's because you want to
- sometimes things happen and you must
- sometimes it's to do with the building or area
- sometimes it's to do with relationships
- there can be other reasons as well.




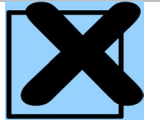
Which ones could apply to you?

Do you know someone who has recently moved. Do you know the reason why they moved?

Do you think there are other reasons why people might move? Are you leaving residential school or college, or is your family moving away?



3. My reasons for moving home

Questions to ask yourself			You can add notes in this column
Are you leaving residential school or college?			
Is your family moving away (or abroad)?			
Do you want more independence?			
Are you sharing but want to live on your own?			
Are you on your own but want to live with other people?			
Do you want to live with a friend or friends?			
Do you need more space?			
Do you want to move to a new area?			
Do you want to move nearer to work, family or friends?			
Are there things wrong with your current home? (Such as it not being safe, or you can't get around indoors.)			
Is your family carer getting old or ill, or finding it hard to look after you?			

Do you have other reasons to move? Write them in here:

4. Why not stay where I am?

- Maybe you can stay where you are for now. But you may not want to stay forever. Places change. People change. What feels important to us changes.
- It is best to plan for your future so that you have time to make decisions rather than because of an emergency.
- Think about things that might change now or in the future, and the choices that you might have to make.

5. Areas of Leicester

Leicester is a big city with lots of different areas.

Going around the city you can see differences in things like the number of shops in an area, the type of housing, if there is a college or a park, what other local amenities are there such as a GP, bank, cafés etc, and if there are a lot of buses that go there.

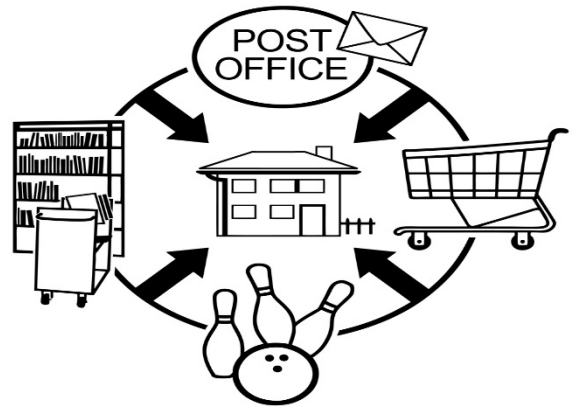
Different ways to get to know about areas of the city:

- walking or driving around
- going on a bus ride
- using Google maps
- visit areas at different times to see if it is busy or a lot of people are about
- look at the buildings and houses in that area.

Areas and you:

What would you like in the area you live?

- I want to live near to my family or friends.
- I want to live near to shops and bus stops.
- I want to live near to college or a park.



5a. Example of looking at a new area

This is a map showing the areas of Leicester.



Walking around a new area will give you an idea of the types of houses in that area. Use this table to record details, below is an example and there is a blank table on the next page for you to use:

What housing is available?	Family houses, semi-detached and terraced	Larger houses, converted into flats	Mainly purpose built	Some flats above shops
How big?	2-4 bedrooms	1-2 bedrooms	1-2 bedrooms	Bedsits and 1-2 bedrooms
Is it wheelchair accessible?	Not needed			
Who owns it	Mainly owner occupied, some council	Mainly private landlords	Council housing association and private landlords	Don't know
What sort of area. Is it safe?	Mostly ok	OK except for ...	Ok except for ...	Town centre can be noisy
Is it near to family and friends?	Yes	Yes	Yes	No
Are there good bus routes?	Not very frequent	Yes	Yes	Yes
Is it near to college?	No	Yes	Yes	Yes
Would it suit me?	Maybe if I wanted to share	Yes, because I prefer to be on my own	Yes, because I prefer to be on my own	Not sure because it's noisy
Do I want to find out more?	No	Yes	Yes	Yes

What housing is available?	Family houses, semi-detached and terraced	Larger houses converted into flats	Mainly purpose built	Some flats above shops
How big?				
Is it wheelchair accessible?				
Who owns it				
What sort of area, is it safe?				
Is it near to family and friends?				
Are there good bus routes?				
Is it near to college?				
Would it suit me?				
Do I want to find out more?				

6. Local housing advice

Finding a home

Here are some ways to find a home. You can:

- apply to the council for housing
- rent a home from a private landlord
- consider supported living.

Supported living

Supported living offers a range of accommodation options to people who use social care services. It can provide greater choice and independence, supporting you to live in a place you call home, doing what matters to you, and living in the way that you want to.

You could have support and care in your existing home but, if you can't, there are properties especially for supported living.

Ask your social worker or transitions worker about **supported living**.



Talk to your family, friends, support worker, or social worker about starting to plan for what you would like.

Paying for your home

You might pay for a home using the money you have from working or benefits like Universal Credit, Personal Independence Payment (PIP) and Housing Benefit to help to pay the rent.



Remember, you will have other household bills to pay as well.

Most people do get some help to pay their rent by applying for Housing Benefit or from Universal Credit, housing element.

There are different rules depending on who the landlord is, for example, a private landlord, a council, or a housing association, and how much rent will be covered by benefits.

An assessment will be made of your individual circumstances and how much money you have coming in.

You can get help on what this would mean for you from the Housing Benefit team or the Department for Work and Pensions (DWP). **It is best to get advice before taking on a tenancy** so that you know you can afford it.

It is important that you can afford your rent, household bills and living expenses. If you fall into arrears, you may lose your home.

I want to own my home

Ways to own your home can include:

- through buying a property outright
- shared ownership
- through inheritance or trust.



In Leicester you can get help if you and your family or carers are thinking about buying you a home. This is through the **HOLD** scheme (homes for people with long term disabilities).

Some people can get financial help towards paying for their mortgage if they receive other benefits. This is called '**support for mortgage interest**'.

Advance Housing and Support Limited is a local housing association who can give advice and further details on the family investment schemes that may be suitable and affordable for you.

I want to live with other people

This could be living in a shared house or flat where you will have your own bedroom but will share the kitchen, bathroom, and living room with other people who live there too.

You could live in shared accommodation owned by a private landlord, or you could look in to supported living.

Supported living

We have a range of accommodation options including:

- **schemes** – these are a group of properties located within one building with access to communal areas and usually with onsite support available.
- **cluster properties** – these are individual properties located within a community, all receiving floating support often from the same support provider.
- **shared houses** – where you share a house with other people, you would have your own bedroom but share communal living spaces.
- **individual tenancies** – are an independent property where you live alone and receive support in your home.

I want to live on my own

You do not need to be receiving social care services to achieve a home of your own.

You can apply to the council to be housed into your own tenancy through the housing register.

If you have a need for adapted or accessible housing this is included on the housing application.



The housing register

This is a waiting list of all applications the council gets for housing.

You can fill in a form online or get help at Customer Service Centres and in local libraries.

You will need an email address to make an application.

You will need to get some information together to send in with your application form.

This information includes letters that show where you have been living, details about any rent that you pay now or in the past, and **identification documents**.

Identification documents – These are very important and needed for all housing applications. They will be used when you have been made an offer. For most people this will mean a full birth certificate (if born in the UK) and a photograph of you. If you do not have a passport, a small photograph signed on the back by your social worker or professional worker will be accepted to fill in the form.

When any offer of accommodation is made, a birth certificate or other identity document will be required before you can sign for a tenancy.

How are people prioritised on the housing register?

People are prioritised dependent on their circumstances. There is a banding scheme and applicants are placed into one of three bands. Those placed into

band one have the most urgent housing need, band two have a higher need than those in band three.

Within a band, priority is determined by the date the application was placed in that band, with the person who has been waiting the longest within that band having the highest priority.

You can make a housing application at: leicester.gov.uk/housing

Choice-based lettings

Once you're on the housing register, this is the way that you can see and choose properties that are available. This is called '**bidding**'.

We have produced an easy read guide, see housing information pack part five. In Leicester, people can choose up to three properties each week.

The main ways to be helped by the council with housing are through:

1. choice-based lettings, or
2. through adult social care into supported living.

There are a lot of people who need housing so there will be a waiting time involved in finding a new home, whichever way you chose to do it.

Use this space to think about any questions you have, and we will work out who the best person is to answer them.

Question	Answer

7. Information on different types of housing

This table shows different types of housing and who is responsible for things like repairs and providing furniture.

Type of housing	Housing costs	What benefits can help?	Repairs	Internal decoration	Furniture	Security of tenure
General needs, council or housing association	Affordable rent	Housing Benefit or Universal Credit, Council Tax Benefit	Landlord	Tenant	Not usually	Secure
Supported living	Affordable rent	Housing Benefit or Universal Credit, Council Tax Benefit	Landlord	Usually, the landlord	Sometimes furnished	Secure
Private renting	Higher rent	Local Housing Allowance paid by Universal Credit	Landlord	Usually, the landlord	Sometimes furnished	Insecure
Registered care home	Included in fee for placement	None	Owner/manager	Owner/manager	Yes	None
Outright ownership	No costs	Council Tax Benefit	Owner	Owner	Not usually	Secure

Ownership with a mortgage	Capital and loan repayment	Support for mortgage interest, Council Tax Benefit	Owner	Owner	No	Secure
Shared ownership	Capital loan and rent	Housing Benefit, support for mortgage interest, Council Tax Benefit	Varies and included in leases	Person who lives there	No	Secure

8. My housing plan

Answer yes or no to the following:	Yes	No
Do you want to move?		
Does your family agree with you?		
Have you talked to any professionals about a move?		
Has your social worker suggested a move?		
Would you stay where you are if possible?		

Why do you want to move?	✓Tick any that apply
It's what I want, and my family want for my independence	
It is part of my care assessment and support plan	
I want a change of area	
I need accommodation with support	
Leaving residential school or college	
I need my own home	
I don't like where I am now	
Other (please write anything else here)	

When do you want to move?	✓Tick any that apply
As soon as possible	
Within 12 months	
Within three years	

Not urgent	
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What type of home do you want, your own flat or to share with others?	✓Tick any that apply
My own house or flat	
A flat grouped with others (scheme)	
A small, shared house	
Living with one or two friends	
Family placement	
Other (please write anything else here)	

Which of these might be possible?	✓Tick any that apply
Renting from the local authority	
Renting from a housing association	
Renting from a private landlord	
A place in supported living	
Buying new or existing property	
Shared ownership	
Money available to buy	
Staying in family home	
Inheriting or keeping a tenancy	
Renting from family/family trust	
Other (please write anything else here)	

Is there anything else you want or need?
This might include who you live with, the support you need, what you do for work and fun. What's important to you, safety, transport, area, being near to friends or family, enough space.

Do you need any help to plan your move?	✓Tick any that apply
The housing available	
Money or benefits, affordability	
Support arrangements	
How to look after your home	

Other (please write anything else here)	
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If you need help to organise your move, who do you want help from?

Help wanted from	✓Tick any that apply
Social worker	
Housing expert	
Family or friends	
Local organisations	
Support provider	
Other (please write anything else here)	

Do you have any questions? Are there any concerns?	✓Tick any that apply
Legal capacity	
Funding for support	
Benefits	
Tenancies	
Mortgages	
Using family money	
Using trust or company	
Renting from parents	
Other (please write anything else here)	

Next steps and actions:

Action	By when?	Who By?
