

Housing strategy summary

for people with a learning disability
in the Royal Borough of Greenwich
2017 - 2022

Easy read
(Final draft)



About this document



Golden Lane Housing is helping The Royal Borough of Greenwich to prepare a housing strategy for people with a learning disability. A housing strategy looks at the housing needs for people with a learning disability.

This document tells you about:



- what we know about housing
- who has been involved
- what is in the housing strategy
- what we have found out
- things that need to change
- what we need to do first

What we know about housing



- Some people have to leave the area to find the right housing and support
- Some people are living in homes that no longer meet their needs
- There will be more people with a learning disability with higher needs who want housing in the future



- There are more younger people with autism
- People are living longer and healthier lives so there will be more of them who reach old age

Who has been involved



To make sure we get this strategy right we have involved people with a learning disability, families and carers and other people important in their life.

Golden Lane Housing also asked Cordis Bright, an independent specialist research and consultancy organisation, to carry out the research on the future housing needs.

What is in the housing strategy



The strategy is about the future of housing for all people with a learning disability.

- Young people needing housing in the future
- Changes needed to people living in mcch and Greenwich Living Options homes
- More housing for older people
- Information and advice about housing for people



The strategy will help the Council to make a 5 year housing plan and decide when things are going to happen.

What we have found out

More housing is needed



Over the next five years about 120-140 more people with a learning disability and autism will need the right housing and support.

People's homes

We have found:



- Most of mcch and Greenwich Living Option homes are in a good location. Many of these homes are on the ground floor and accessible
- Most of the properties Golden Lane Housing visited will meet people's future needs but need money spending on them
- Only a very small number of properties are not needed in the future
- Some properties need a lot of work doing to them so they meet a person's needs
- Some people's homes meet their needs now and in the future



Families caring for people at home



We think over half of all adults with a learning disability in the area are living with their family. Many families want to carry on caring for their loved one at home. Some are finding it hard to do this because of the home they are living in.

Older people



A lot of older people with a learning disability are living in homes that no longer meet their needs.

The home they live in now might be right for someone else. They can not move out to something better because there is no specialist housing to meet the needs of older people.

People living outside the area



People have moved to other areas because there is not enough choice of housing and support.

Over the last 10 years, 70 people have moved to a different area. More than half of the 70 people were under 30 years old.



There are now 106 people living in other areas.

Location



It is important for a person to live in an area they know and feel safe in. Living close to people and places they know will help them to be part of their community.

Information and advice



Having information and advice about housing and support will help people know what the options are, and help them to make plans. People are often able to cope better if they know what the future holds.

Money for support



We know it is going to cost more money to provide the right housing and support.

Golden Lane Housing has also looked at ways to save some money.



The future funding of social care budgets is a concern for most local authorities. This also needs the central government to help solve the problem.

Money for housing



More money is needed to:

- provide new homes
- make changes to the homes people are living in now

GLH and the Council will agree how to do this.

Working with others



We are going to continue involving others. We would like to say a special thanks to everyone who has helped us with this strategy.

Things that need to change



We think there are changes that need to be made so people have the right housing and support. These include new and better ways of working and ways it can be paid for.

To make this happen the teams within the Council and other organisations will work together.

The Council will:



- Provide information, advice and support about housing to people
- Offer advice and guidance to organisations about Housing Benefit



- Find ways to involve people from all cultures and backgrounds

The Council will:



- Make sure a person's housing needs and wants are included in their personal assessment
- Offer supported living as a housing option for more people



- Look at ways people with a mild learning disability can find the right home in new social housing including shared ownership



- Work with people with a learning disability, and their families or carers when they are looking to find the right housing and support



- Find out how to make the best use of assistive technology
- Make sure that the social care and housing departments in the Council work together to offer more housing choices

The Council will:



- Have a better system that helps families to care for their loved ones in social housing
- Collect information about people who are living at home with their families and age of their carers



- Work together on projects that affect the lives of people with a learning disability, and their families and carers



- Make a plan for the work that is needed to improve people's current homes and how much this will cost
- Make a plan to look at people's future housing needs and how much this will cost



- Look at the ways the housing can be paid for. This includes working with others and getting money from the government

What we need to do first



We want to continue involving people in working with us to develop the services and housing that will help to meet housing needs now and in the future.

We are going to make a plan about what we are going to do first and how we are going to do it. This will take place between summer and December 2017.



If any changes are needed this can only be done by involving the people who it might affect, and their families and other people important in their lives.

Thank you



We would like to say a special thank you to everyone that has given their time and support with this strategy.



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