

What do you think?



Golden Lane Housing is helping the Royal Borough of Greenwich to look at the housing needs for people with a learning disability.



We have been asking people with a learning disability, families and other people what they think about housing.



This survey is to find out if you agree with the problems people have told us about and ways to make it better. **There are 11 questions to answer.**



Please send it back to Golden Lane Housing in the freepost envelope by **Friday 21 April 2017.**

1 Finding homes for people with a learning disability

The problem



- People find it hard to get information about housing and support for people with a learning disability. They also think the process is very hard.



- Golden Lane Housing do not think social services teams have enough skills and experience to help people with a learning disability find the right homes.

Our ways to make it better

Golden Lane Housing will work with the Royal Borough of Greenwich:



- To develop their housing skills to help people to find the right homes.



- To work with the social services teams to develop the information, advice and support they give to people.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

2 Making a housing plan

The problem

- Families do not have a lot of information on:



- The process of getting housing and support for people with a learning disability.



- Ways to plan ahead for a person's housing and support needs.

Our ways to make it better

Golden Lane Housing think:



- All families who care for their loved one at home should be encouraged to make a plan for their future housing and support needs.

If a family owns their home they can also use a discretionary trust to help plan for the future.



- The council's housing department and the housing associations they work with should agree how to plan for the future of tenants in social housing.



- We can not help everyone to make a plan at the same time. We think we should help the most elderly or people with frail carers who own their home or live in social housing.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

3 Housing for elderly people with a learning disability

The problem



- About 50% of people who lived in properties in the properties we visited are over 50 years old. Many of the properties are not accessible and no longer meet the person's needs.

Our ways to make it better



- We would work with people with a learning disability, families and the council to look at a new service for the elderly. We do not want to follow a care home model but you may disagree.



- The council has some sheltered accommodation that they **might** be able to adapt the property to the person's needs.

Most of the sheltered accommodation would continue to be used by people without a learning disability.



Elderly people with a learning disability who moved there could take their staff with them if they wanted to.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

4 Changes to people's homes

The problem



- There is a very small number of properties which we think can not be adapted to meet the needs of people with a learning disability.



- Some other properties will need to have a lot of work done to them. People are worried about how this will affect them if they need to move out of their home while the work is being done.

Our ways to make it better

Golden Lane Housing promises to be honest with you.



- We think we should talk to people with a learning disability and their families about the changes. People might need an advocate to help them.

Nobody will be made homeless or move back to the family home or move out of the borough.



- The council must provide a suitable home for people to move into.
- We think we will need to show people the different types of housing they could move into.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

5 About housing

The problem



- There is not enough housing for people with a learning disability in the Royal Borough of Greenwich. Over 100 people have had to move out of the area.

Our ways to make it better



We would like more housing and suitable to different people's needs:



- Housing for younger people with higher needs.
- People who are not living in the right housing to meet their needs or living outside the borough and want to return.



- People who want to move to live more independently with support.
- Housing for people with a mild or moderate learning disability who only just qualify for social care.



- Provide more housing in areas where more people are likely to be living in the future, such as Eltham.
- We think more people can find housing through the Shared Lives scheme.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

The problem



- Robert Daniels, the Peoples' Parliament MP told us that some of the properties are not being looked after very well by the landlords.



We also noticed this when we visited some properties.

Our ways to make it better

We found there were two landlords that were not maintaining their properties very well.



- We need landlords to spend money on maintaining and improving the properties.



- We will try to get other landlords involved in providing housing.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

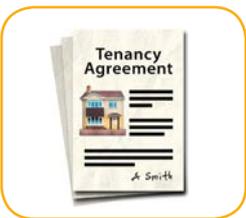
Tell us why

7 Supported living

The problem



- Most of the people we visited were living in registered care homes. This type of housing has changed to supported living in lots of other areas.



- There are 2 main reasons why we think supporting living is better:

- People have a tenancy and housing rights.
- People can claim more benefits, such as Housing Benefit.



- Most people who live in supported living can claim Housing Benefit to pay for their rent. This means Government pays for each person's housing costs of between £160-£200 each week. The Royal Borough of Greenwich pays for all the housing costs for people living in registered care homes.



Our ways to make it better



- We think registered care homes can change to supported living without people needing to move home. The changes do not happen quickly. We would like people to look at NDTI's Feeling Settled Report:

www.glh.org.uk/feeling-settled-report



- There can be some cost savings. This money can be used on other learning disability services.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

The problem



- Every year there are a small number of people who become adults that have different types of high needs. These people need specialist housing and support.

It is likely that these young people will be sent to live outside of the borough.

Our ways to make it better



- Specialist housing will need to be included in some of the new social housing developments being built.

We know that it is not always possible to include this type of housing in every development as it will need to meet people's needs.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



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Tell us why



No

Tell us why

9 Providing opportunities

The problem



- Many people with a learning disability do not qualify for adult social care.
- We would like everyone to have the same opportunities to find a home.



- There is not enough social housing for everyone. We think that not everyone will be able to get a home through social housing. There should be other ways for people to find a home.



- When people do find a home they need to have the right amount of support that is low cost and safe.

Our ways to make it better



- When social housing is being built, they need to include some flats for people with a learning disability who are more independent. The support can be provided by staff who are also helping other people in the same area.



- We should try and get social housing close to homes which already have staff support.



- We would like to find out if housing can be provided along with employment and training opportunities. There are a few schemes that offer this type of service across the country but we do not know of any in London

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



You agree with some comments but not everything

Tell us why



No

Tell us why

10 Difficulties getting an extra bedroom

The problem



- Trying to get social housing with an extra bedroom for people who can not share with others can be difficult.



- There are not many larger properties available. Many people with disabilities and health conditions need larger properties.



- Families who want to carry on caring for their loved one with a learning disability are unable to because of their housing situation. If people have to move into care homes or supported living instead it can cost a lot of money.



- It costs an average of £50,000 in staffed accommodation. Over 40 years, it will cost the Royal Borough of Greenwich £2 million per person at today's prices.

Our ways to make it better



- We would like to take advice from the Royal Borough of Greenwich's housing department. We would find out if there are any opportunities for properties on new developments for families in this situation.

Tell us what you think

Do you agree with the problems people have told us and our ways to make it better? (✓ tick or write in the box)



Yes



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Tell us why



No

Tell us why

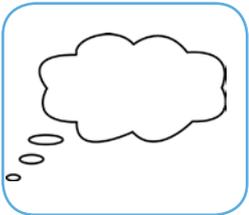
11 Adaptations to the home

The problem



- Families have told us they would be happy to have changes made to their home to help their loved one. This would make it easier to carry on providing the care for them.

What do you think?



- What do you think needs to happen to make sure people can get adaptations done to the family home? This will mean they can stay where they are happy ([write in the box](#))

It would be very helpful if you could give us your contact details as we may like to ask you for more information. This will help us find out who has filled in our survey and will be confidential.



About you

- A person with a learning disability
- Family member
- Voluntary agency
- Other - please specify

Name

Address

Email

Phone number



Thank you for taking part in this survey. Please send it back in the freepost envelope by Friday 21 April 2017.

We will sent out the results and you will also be able to find them on our website: www.glh.org.uk/partnership

Get in touch



For advice and information you can get in touch with **Golden Lane Housing.**



You can ring us on **0300 003 7007**



You can write to us at:
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The website is at **www.glh.org.uk**

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