

Great Tenants for professionals



KEY POINTS

- Golden Lane Housing (GLH) leases properties from the private sector or social housing through our Great Tenants scheme.
- We help people with a learning disability to find good quality rented housing in a location of their choice.
- The scheme provides supported living housing tailored to a person's needs.
- A person can live on their own or share with others.



Golden Lane Housing

working in partnership with  mencap



Great Tenants for professionals

What is a Great Tenants scheme?

GLH's Great Tenants scheme enables us to lease a property from landlords, support providers and other owners to rent to people with a learning disability in a location of their choice. The length of the lease is normally between 12 months to three years, although this is negotiable. GLH then acts as the landlord and liaises directly with the tenants.

We will grant a tenancy to the person/s and manage the property to our high standards. Each tenant has a named housing officer and receives our supported landlord services, including a 24-hour helpline.

Great Tenants provides:

- **Choice:** allowing people to choose where and who they want to live with. GLH will carry out a property search for a specific set of housing requirements.
- **Quality:** GLH not only carries out checks prior to establishing a tenancy but also provides ongoing housing management services to make sure homes meet our quality standards.
- **Affordability:** rents are usually modelled on a person's Housing Benefit entitlement.
- **Flexibility:** by taking leases between one and three years, a person has the right housing with the flexibility to move if their circumstances change.
- **Speed:** depending on the local property market a property can be provided in a matter of weeks.

“Working alongside GLH suitable and affordable shared housing has been developed for three friends.”

Nicola Hall, social worker,
Cumbria County Council



Rent

The majority of GLH tenants pay for their rent through Housing Benefit. We work closely with local Housing Benefit departments to agree rents that are reasonable and paid outside of the normal rules. This provides more financial stability and certainty that rent will be paid in full for our tenants.

If you have a disability you may be entitled to higher levels of Housing Benefit – for example if you need an additional room for sleep over support. This

is a complex area but our expertise and relationship with local authorities is invaluable in making sure people understand and receive what they are entitled to and get the right housing.

If a person isn't eligible for Housing Benefit or their rent is higher than the amount they can claim, we will support them to look at ways to pay for this through other income - such as, using their wages, savings or benefits.

“ Lewis is really happy. This whole set up is fantastic and he’s getting out there and experiencing life. Now he’s moved, we’ve got peace of mind for his future.

Simon, Lewis’ Dad ”

STEP 1 – Needs assessment

A needs assessment is carried out by the social services department which determines personal support requirements, for example how many hours a week a person requires for their personal support package.

It is vital that the local authority or health service makes reference to housing requirements during any needs assessment, including current circumstances and future plans and needs.

The personal support package, needs to be in place by the time GLH finds a property for a person. The support can be provided either by social services, a care provider or through a person’s own arrangements, such as an individual budget.

STEP 2 – Housing waiting list

A person needs to put their name down on the local housing waiting list, their social worker or a person who supports them can help them to do this.

While GLH recognises that often a social housing waiting list may not be likely to result in housing, registering is an important step. This is so that councils understand the full extent of needs in their area. This can also help with any future discussions if there are differences between Housing Benefit rates and actual housing costs.

STEP 3 – Referral for housing form

This form is completed by or on behalf of an applicant with a learning disability and the commissioning authority. If there is a group of people who would like to live together a form is required for each person.

STEP 4 – Housing needs assessment

If it is agreed that GLH are able to provide housing an Application for housing and Housing requirements form will need to be completed before the property search begins.

GLH will carry out an assessment of the market and a person’s needs, housing requirements and finance and benefit entitlements.

STEP 5 – Finding a property

We will look to identify a suitable property based on a person’s housing needs in the private rented sector or social housing.

People may need a specially adapted home, while this can be possible, often property owners may not be willing to allow major adaptation works to be done to their properties.

STEP 6 – Leasing a property

Our Great Tenants scheme enables us to lease properties from the owner whereby an open rental market property would be suitable and available. GLH acts as the landlord and liaises directly with tenants.

STEP 7 – Becoming a Golden Lane Housing tenant

The majority of GLH tenants are issued an Assured Shorthold Tenancy with a minimum term of six months which, can roll over on a periodic basis for as long as it is suitable for both the tenant and the property owner.

Get in touch

For more information and to discuss any associated costs:

call 0300 003 7007

or email enquiries@glh.org.uk

Gary's story



“I like the kitchen best in my flat.”

Gary
GLH tenant

Gary and his seven friends gained more control over their lives when they moved into supported living in London.

Catalina Ignat, scheme manager at Brandon Trust explains how their lives have transformed.

“Gary lived in registered care for 20 years. He shared a large house with seven others. The communal areas were quite small, and the only personal space they had was in their bedroom.

The care home was no longer suitable and it was agreed Gary and his friends would move into the same block of modern flats. They have stayed good friends, regularly visiting each other. It feels much more homely and they can see it's their home. There's a concierge which gives an added security to the flats and they are very helpful. Gary shares his flat with a housemate. It took him about two weeks to settle but after that he changed.

The old place was 'service run' home but since the move he's in control of his own life and the staff are flexible and work around what he wants to do. He's now in charge and makes decisions about what he wants to do and when. He often says 'That's my flat, that's my keys', it's wonderful.

The freedom that Gary is experiencing has made a positive change. It feels like a different life

altogether. He likes planning what he is going to do, whether it's shopping to going out for dinner.

With the help of assisted technology there is more privacy. The night bed occupancy and door sensor means we are alerted through a device. This is helping him to get undisturbed sleep as we're no longer having to go into his room to see if he needs any support, which sometimes woke him up.

The flats have a beautiful courtyard garden with lovely plants and water which he enjoys.

The location is great, it easily accessible to Central London. It's within the same borough so he knows the area, and can still go to activities. It's close to the river bank where there are good places to eat and try new activities.

I'm really enjoying seeing Gary and his friends happy in their own home. It's their place, and now I have to arrange my visits around when they are available. It's life changing for them.”

To contact Golden Lane Housing: call 0300 003 7007

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