

Housing options for families and trusts



KEY POINTS

- Golden Lane Housing (GLH) works with families, their loved one and Trusts to tailor a solution using flexible housing options.
- We provide specialist advice on housing specification and adaptations.
- GLH can lease a property (variable timescales) and sublet to the family member and other people sharing.
- A break clause can end the lease in the event that the property ceases to be suitable for the individuals living there.
- GLH provides ongoing supported landlord services.



Golden Lane Housing

working in partnership with 



Finding a safe and happy home

We understand the sorts of challenges and changing circumstances that may be faced when planning housing for your loved one. It can be complicated and difficult, and we can help you through the maze.

We work with Trusts that own properties and/or families looking at purchasing a property for their loved one. We have two approaches that maybe suitable; buying a loved one a home or living in the family home.

Setting up a discretionary trust

A discretionary trust is an important step in planning your family member's future. By appointing the trust as a trustee, you are making sure that things are set up correctly and your loved one has the right supported living home.

Buying your loved one a home

Many families want to see their loved one settled in a home that has been purchased by them. Sometimes people may need their home specially adapted to make it just right.

Capital can be invested by the trust and/or families to buy a suitable property. Each family situation is different.

GLH is expert at advising families who are looking to buy and/or adapt homes for loved ones. We can give you advice and guidance on a housing specification to look for a suitable property.

GLH becomes the landlord by entering into a lease arrangement. The property will be properly managed and maintained, giving peace of mind. The level of rent GLH can pay to the trust and/or families will depend on the area it is in and the size and specification of the property. We pay fair market rents based on market comparisons and we work closely with the housing benefit department in that area to ensure the total overall rent GLH will charge is sustainable long-term.

Living in the family home

Families often ask if their loved one can carry on living in the family home or find ways to buy a suitable alternative for them when they are no longer around. We work alongside Mencap Trust Company and can send you further information on this.



“GLH work with the family trust to provide the landlord services that Victoria and Karl need.”

Martin and Elizabeth,
Victoria's parents

Next steps

For any of the housing options, your loved one will need support to live in their home. At the appropriate time, a needs assessment is carried out by the social services department which determines personal support requirements. It is vital any needs assessment is based on current and future housing requirements. We know that the support team is key to helping our beneficiary achieve their ambitions for independence.

Once an assessment has been carried out GLH can work with you and your loved one to discuss how we can help.

STEP 1

Applying for housing

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

GLH will carry out an assessment of the market and likely rent based on a person's needs, housing requirements, finance and benefit entitlements.

STEP 2

Finding a property

The families and/or the trust often take the lead when searching for a property to buy. GLH can provide advice and guidance regarding what type of property may or may not be suitable and will confirm the expected minimum standards the property must meet before it is purchased in regards to health and fire safety.

Works and adaptations

It is normally most economical for the families and/or the trust to carry out any necessary works and adaptations to the property however in exceptional circumstances GLH might be able to support with this.

Leasing the property

The lease will be negotiated between GLH and families and/or the trust which is normally a minimum of three years, and 2a break clause is included so it can end should the property no longer meet the needs of the individuals living there. After this period of time the lease can be renewed if the property is still suitable for the tenant/s.

GLH will discuss with the families and/or the trust repairing responsibilities for the property under the terms of the lease. GLH are happy to take responsibility for all day-to-day repairs plus the legal compliance checks such as annual gas safety check and five yearly electrical safety check. The families and/or the trust would retain liability for the structure of the building and cyclical replacements, such as kitchen and bathrooms.

STEP 3

Becoming a GLH tenant

The majority of GLH tenants are issued an Assured Shorthold Tenancy which has a minimum term of six months which rolls over on a periodic basis for as long as it is suitable for both the tenant and families and/or the Trust.

Specialist landlord services

GLH provides specialist landlord services to all our tenants – to include a 24 hour helpline, support tenants to understand their tenancy agreement and responsibilities, ways to keep safe and advice on housing related benefits. Bridging the gap between tenancy related support and day-to-day support provided by the care provider.

Get in touch

For more information and to discuss any associated costs:

call 0300 003 7007

or email enquiries@glh.org.uk Go to www.glh.org.uk
Follow us on Twitter @GoldenLaneHouse

Victoria's story



“It’s a great house and they have fun!”

Derek and Catherine,
Victoria’s parents

Setting up a Family Trust Fund has given Victoria and her friends a secure future.

Using Golden Lane Housing’s Great Tenants model they are sharing their first home together in the North East.

Derek and Catherine Bowman, Victoria’s parents explain, “We always encouraged Victoria to lead an independent life. She went to mainstream school and since then has chosen to do different activities every day, she has a busy life!

Victoria was living at home with us, the next natural step was to share a place with friends. We wanted her to move to independent living, not a care home, in her own home with support where she’d still have choices but would learn new skills. As parents we wanted her to be settled in, before we’re too old and there’s always the thought that one day we’re no longer going to be around. A lot of people leave this too late, their sons or daughters are older and it’s harder for them to settle into their own home.

Finding friends to share with didn’t come from the usual places as she had never gone to a day care centre or used any of the other services. She’s known Fiona for over ten years through Weight Watchers and we met Steven’s parents while going to a networking group.

Through our connections we met Val, her son lives in a Golden Lane Housing property and she had set up a Family Trust Fund for him. All the parents agreed this was the best option to give Victoria, Fiona and Steven a secure future. We have been extremely lucky that Val agreed to be our mentor and we used her model to set up our own Family Trust Fund. It took two years and it hasn’t been easy.

We got in contact with Golden Lane Housing to see if they could provide the housing. They had the expertise, experience and an insurance policy. Using their Great Tenants model we began looking for a landlord who would give us a long-term let.

Some landlords won’t consider renting their property as the rent was going to be paid by their Housing Benefit entitlement and there is a fear the rent won’t get paid. This is a very misguided view and unfortunately often comes with a stigma. With the Great Tenants scheme Golden Lane Housing guarantees the rent under an agreement.

We only looked at two properties before finding the perfect one in the right area. The head landlords are two guys in their 30s, when we asked what they considered a long-term let would be they said, ‘until we’re in our 50s’, and although you can’t guarantee anything we know they’re thinking of a ‘long-term’ let.

Everyone was involved in interviewing their staff, we’ve got a great team. Victoria’s personal assistant’s carried on supporting her. I can’t fault any of them, they go over and above.

They all settled in straight away. Victoria’s learning to cook, she’s never done that before. Her independence is growing and it’s great to see. She still does all her activities during the week and has carried on working at the café.

It’s early days for us as a Family Trust Fund and we’re still learning too, but we are delighted that we set this up and have given our children a secure future.”

To contact Golden Lane Housing: call 0300 003 7007

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