"A Place to Live"

An Accommodation Strategy for adults with learning disabilities living in Kirklees

Better Housing

Kirklees Learning Disability Partnership Board
2008
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Foreword

This strategy focuses on the accommodation needs of adults with learning disabilities. Our future plans will continue to build on the service developments we have already achieved over the last three years. These include the opening of 12 single flats at Brighton Court, Heckmondwike and at Wilton Terrace, Cleckheaton, providing supported living accommodation for people with learning disabilities. We have also opened two purpose built 8 bedded residential units in North Kirklees i.e. Crescent Dale (long stay) and Mill Dale (short breaks) and are due to complete the building of a residential unit for short breaks at Cherry Tree Court, Shepley, in autumn 2008.

The accommodation strategy will implement the objectives set out in the Valuing People White Paper 2001 and the more recent Valuing People Now update. The Government have highlighted how they want us to make even greater improvements and changes for people with learning disabilities particularly with employment, housing and social inclusion. Although the majority of people with learning disabilities are still supported by relatives or carers in their homes, Valuing People Now highlights the change that still needs to be made in the provision of accommodation for people with learning disabilities. We therefore need to plan for the future and increase the range of housing and support options available in Kirklees.

This Accommodation Strategy has been developed through consultation with service users, carer’s, professionals, third sector providers and key partner agencies including Strategic Housing and Kirklees PCT. We have also consulted ‘Beacon Status’ Local Authorities to see how they have developed supported living provision that has been recognised as best practice nationally.

The Accommodation Strategy’s aim is to give clear guidance to service users, carers and key stakeholders about what we want to achieve over the next 5 years and fulfil our commitment to Valuing People Now. This includes: undertaking a strategic review of all existing residential and nursing registered care provision, so services on offer provide greater independence and community inclusion. We want to see significant growth in supported living provision, with a greater range of housing and support options available for people with learning disabilities.

Our vision for the future is that more people with learning disabilities will be supported to live in ordinary housing. The use of residential and nursing registered care provision will decrease significantly over the next decade and will evolve into specialist care home services, people will be supported to live locally, by themselves or with others in their own home.

We intend to continue engaging with all key accommodation providers by strengthening the role of the Learning Disability Partnership Board and the Housing Sub-group and by setting up accommodation provider forums and consultation events, so we are able to support the accommodation strategy’s successful implementation over the next 5 years.

Keith Smith and Nicola Cromack
Co-chairs Kirklees Learning Disability Partnership Boards
Executive Summary

Introduction

Valuing People Now highlights four ‘big priorities’, Personalisation – People having choice and control over their services, What people do in the day (and evenings and weekends including employment) Better Health and Improving peoples housing. Nationally greater access to main stream housing services, home ownership and more secure tenancies, and supported living should be focused on, providing greater independence and social inclusion.

Over the past 3 years Kirklees Council has developed successful models of supported living. This strategy aims to help us develop more of this and to move away from our current reliance on registered care.

Needs

Leading academic research nationally has identified three main growth trends: young adults from South Asian communities with severe learning disabilities; more young people with severe and profound learning disabilities living in to adulthood and older learning disabled people living longer and we recognise these trends here in Kirklees.

In Kirklees we currently have just under 2,000 people known to services with learning disabilities and this represents 0.49% of the Kirklees population. Based on current service demand over the last three years we expect this to rise by 3% each year. We currently estimate about 10,000 people with some level of learning disabilities ranging from low, through moderate to severe currently live in Kirklees.

Our vision for the future is to provide choice and opportunities for people to live as independently as possible in ordinary community settings. We aim to significantly increase the range of supported living options and enable people currently living out of area to return to Kirklees if they wish to do so. With an ageing population, and likely growth in numbers of people with dementia and of young people with profound and complex needs we need to ensure a range of level access accommodation is available to meet future need.

What We Have Now

Currently just over 50% of our spending on learning disability services is on registered nursing or residential home provision. The people we are currently providing services to live in a variety of settings but there is an over reliance on care home places. Historically, the relocation of people living in the long stay hospital at Storthes Hall has contributed to this and whilst recent developments in supported living have helped to shift the balance, there remains more to be done to offer people a good range of independent living choices. The range of places people currently live in include:

- Residential and nursing homes provided by the independent sector and the local authority
- Kirklees Adult Placement Scheme
- at home with parents / relatives
- in independent living with a range of support services provided, either accommodation based or floating.
Gaps and Issues in Current Provision

Following consultation with service users, carers, service providers and assessors we are aware of the following gaps in our existing provision:

- a lack of choice of living options;
- too little supported living accommodation within ordinary communities, especially for people with high support needs;
- a lack of accommodation targeted at people with specific additional needs including: older people with dementia; young people with profound and complex needs; people with physical disabilities and people with behaviours that challenge services;
- a need for more support to help people access mainstream housing;
- too much reliance on registered nursing and social care home placements.

What is Needed

Our vision is to create ordinary housing options and improve access for people with learning disabilities to community housing provision, creating more choice and control over where people choose to live. This will be achieved by building effective partnerships with accommodation providers, using person centred approaches to meet people’s needs and developing a greater diversity of housing and support options within Kirklees. We will continue to make use of assistive technology to promote people’s independence and are committed to the REACH standards for supported living accommodation (see details further on).

Over the next 10 years a significant change in the provision of accommodation for people with a learning disability will take place in Kirklees in line with the core principles set out in Valuing People. The Graph blow shows our current position for those people for whom we provide accommodation services:

![Kirklees learning disabilities registered accommodation provision 2008](image)
The graph below shows the position we are aiming for in ten years time. To achieve the changes required we will continue to work in partnership with Kirklees Primary Care Trust, Kirklees Strategic Housing and Kirklees Neighbourhood Housing and independent sector accommodation providers to modernise accommodation services, and meet the changing needs and aspirations of the learning disabled people of Kirklees.
2 Introduction

The last Learning Disabilities Accommodation Strategy, completed in 2003 included the following recommendations:

- Develop closer partnership arrangements between Social Services and Housing.
- Develop a greater variety of accommodation and support options locally eg supported living or community based housing.
- Develop more accessible housing services including tenancies and better information about what is available.

Since then we have made progress with the following:

- In partnership with Chevin Housing Association opened 12 self contained flats at Brighton Court, Heckmondwike and Wilton Terrace, Cleckheaton which provide single tenancies and support services for adults with learning disabilities.
- Opened 2 new registered social care homes for adults with learning disabilities, Mill Dale (short breaks) and Crescent Dale (long term care for older people) in Heckmondwike.
- Appointed a Project Manager to support the implementation of the accommodation strategy and support the setting up of supported living schemes in Kirklees.
- Re-established the housing sub group of the Learning Disabilities Partnership Board to support the implementation of the accommodation strategy.
- Commissioned the building of a new 8 bedded registered social care short stay unit in Shepley, due to open in October 2008.

National Context

There are a number of key government policy documents that we have taken account of during the development of this accommodation strategy. These include:

- The Valuing People White Paper 2001 (DoH);
- Supporting People 2003 ODPM (now DCLG);
- The National Review of Valuing People, 2005 (DoH);
- Improving the Life Chances of Disabled People, 2005 (Cabinet Office);
- Our Health, Our Care, Our Say White Paper, 2006 (DoH);
- Vulnerable People’s Strategy, 2006 (Housing Corporation);
- Disability Discrimination Act 2006 (Disability Equality Duty);
- The Cornwall Enquiry July 2006 (Health Care Commission);
- The Mansell 2 Report November 2007 (DOH); and
- Valuing People Now (consultation document) December 2007 (DOH)

From these documents, and our consultation with local people we are aware of a number of key issues for our accommodation services. More people with learning disabilities want to enjoy greater levels of independence, choice and control over their lives and want access to a broader range of personalised services, including ordinary community living. Specialised services should be developed closer to where people live. Kirklees Council and Kirklees Primary Care Trust will work in partnership to review current provision and develop local services for individuals, rather than relying on out of area placements.
Local Context

The previous Kirklees Housing Strategy for People with Learning Disability (March 2003), began implementing the ‘Valuing People’ White Paper agenda which called for greater choice and control in the lives of adults with learning disabilities. The strategy identified two particular areas in need of change, firstly the limited housing options available for people with learning disabilities. Secondly, Kirklees Council along with its partner agencies needed to develop more community based accommodation.

1 The Adult Services Strategic Development Plan 2006-8 has reinforced the need to “increase the range of housing and residential options” available for people with learning disabilities.

2 The Supporting People Programme has funded housing related support to vulnerable people in Kirklees for several years. This support is funded by the Department of Local Government and Communities (DLGC). Currently, there are 155 people with learning disabilities who receive Supporting People funding to live in their own homes in Kirklees.

3 The current Supporting People Strategy 2005-10, acknowledges the need to increase the provision of floating support for people with mild to moderate learning disabilities. It also recognises the increasing demands being placed on housing and social care to provide more accommodation and support in the community for increasing numbers of people with learning disabilities.

The Aim of the Accommodation Strategy

The aim of this document is to clearly set out how Kirklees Adult Services and Kirklees PCT intend to meet the changing accommodation needs of local learning disabled people. Valuing People Now (2007) states “People with learning disabilities should have more choice and control over where and how they live”. This accommodation strategy identifies the aspirations of people with learning disabilities in Kirklees, highlights the trends and likely changes that are facing us locally and provides a detailed plan of how partners will work together to meet those aspirations and changes over the coming years.

How the Accommodation Strategy Has Been Created

The accommodation strategy sets out the strategic direction that needs to be taken over the next 5 years and draws from the following:

- Analysis of national and local statistics.
- Reference to key National and Local Government documents and texts.
- Interviews, discussions and workshops with service users, carers, front line staff and a wide range of stakeholders including housing providers, Kirklees PCT and the voluntary sector providers.
- The work of the Learning Disabilities Partnership Board and Housing Sub-group.
- Fact finding visits and contact with other Local Authorities who demonstrate good practice in relation to learning disability accommodation.

1 Adult Services Strategic development Plan 2006-8
2 Kirklees Supporting People Team Data October 2007.
3 Kirklees Supporting People Strategy 2005-2010
4 Valuing People Now (2007)
Needs

This part of the strategy uses information drawn from our Joint Strategic Needs Assessment to help predict the likely demand for different types of accommodation over the next few years.

National Indicators

A key source of demographic research has identified 3 major national trends amongst the severely learning disabled population:

- An increase in the proportion of young adults from South Asian communities with severe learning disabilities.
- Increased survival rates amongst young learning disabled people with severe and profound needs.
- Reduced rates of mortality amongst older adults with learning disabilities, creating an ageing learning disabled population.

Between 2001 & 2021 it is estimated there will be:

- 9% increase in number of adults with learning disabilities known to services.
- 36% increase in the number of adults with learning disabilities aged 60+ who are known to services.
- 11% increase in the total number of adults with learning disabilities in England.
- 37% increase in the total number of adults with learning disabilities aged 60+ in England.

The overall increase in our population means that there will be a consequent year on year increase in the number of people with learning disabilities known to services, and this will create increasing demands for services. Research indicates two important future trends: firstly a significant increase in demand from the older age groups within learning disabilities and secondly, the expected numbers of people from Black and Minority Ethnic communities (BME) with learning disabilities is predicted to rise by 70% from 1991-2021.

Future Local Need

An important source of information locally is the Adult Services Learning Disabilities Data Base (LDDB). At the time of writing this database indicates that there are just under 2,000 people known to Kirklees Adult Services or 0.49% of the total population.

Estimating future demand is not an exact science, however, information from the past five years here in Kirklees shows we are experiencing a 3% per year growth in the number of adults with learning disabilities coming into services. This compares with a national rate of increase of around 1% per year. A significant number of these new people have profound and complex needs and are from the South Asian communities. We can use this information, along with information from national research to predict the likely growth in demand for services in the future. It is estimated around 80% of people with low or moderate levels of learning disability in Kirklees are not known to Adult Services and predicting likely future demand for support from this proportion of the community is much harder.

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6 CSIP: Enhancing Housing Choices for People with a Learning disability: 2006.
From the information we do have about adults with learning disability we are able to predict demand for a number of specialist services.

**Older Learning Disabled People and Dementia**

7 Advances in medical and social care have led to a significant increase in the life expectancy of people with learning disabilities creating an increasingly ageing population. Potentially the number of people who will develop age related frailties and illnesses including dementia in the future will increase significantly.

8 It is estimated the number of older people with learning disabilities aged 50+ years known to services will increase by 48% between 2001 and 2021. Over the last couple of years we have seen a need to move people to more accessible accommodation due to deteriorating health and mobility. We currently have 55 people aged over 65 years with learning disabilities placed in registered care homes. We expect demand to grow over the next few years for level access older peoples care provision.

**Kirklees Black and Minority Ethnic Communities (BME)**

9 The number of people with learning disabilities known to services recorded on our KLDDB is just under 2,000 and the main ethnicity breakdown of these service users is:

- 85% from a mainly white background.
- 15% from Black and minority ethnic communities.

Further work is needed to map out the accommodation needs of the Black and Minority Ethnic Communities; national demographic research has identified a significant growth over the next twenty of learning disabled people in the BME communities. In Kirklees we have appointed a BME project worker to undertake this work as part of his wider role of engagement with the BME communities.

**Younger Learning Disabled Adults**

10 Many young people with profound multiple needs are surviving into adulthood. A large proportion are either non-ambulant or have little mobility, and many have profound learning disabilities and other physical health needs eg cerebral palsy, epilepsy, gastric problems, etc. An increasing proportion of young people wish to live more independently and want to be supported in their local community.

Adult Services have established a Transition Team which has recently been expanded to meet increasing demands. The team works in partnership with young people and carers to identify future accommodation needs.

**Out of Area Placements**

Currently 50 people from Kirklees live in out of area nursing and social care registered care home placements, we aim to provide the opportunity for these people to return to Kirklees and live nearer families and friends if they choose to do so. This will require

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7 Hatton & Emerson 2004 & Developing social care: Current position SCIE:2005
8 Ibid Hatton & Emerson 2004
9 Primary data from Learning disabilities Data Base (KLDDB)
10 Better health care for people with learning disabilities: Treat Me Right Men cap (June 2004)
detailed planning with service users, families and care management to develop a range of accommodation services to meet the needs of those wishing to return.

**Autistic Spectrum Disorders**

The number of people with an autistic spectrum disorder and learning disability based on a measure of IQ less than 70 has been estimated by (Wing & Gould, 1979) as 2 per 1,000 or about 70,000 adults in the UK, not including persons with Asperger’s Syndrome. Based on Kirklees own population estimates over the next 10 years, this equates to a gradual rise from a 2007 baseline of 800 people to 850 people by 2017.

Currently there are two main options available, autism specific registered care home provision or integrated specialist registered care home provision. We need to add to this range by developing more supported living provision for people with autistic spectrum disorder.

**Learning Disabled Adults with Low Level Support Needs.**

Prevalence rates identifying the number of people with mild to moderate learning disabilities are difficult to estimate because many are not in contact with services. However SCIE suggests rates of 25-30 per 1,000 of the population, while Valuing People quotes a rate of 2.5% of the whole population. Therefore it is estimated 10,000 to 12,000 people in Kirklees have a mild or moderate learning disability.

It is important that additional community capacity is created in terms of meeting the future housing and support needs for people with mild to moderate learning disabilities through the development of Supporting People schemes with non statutory support services.

In addition there is a need for clear accessible information to be provided to inform people about housing options and support available to help people access mainstream housing.

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11 Maurice Harker & Nigel King Footnote Tomorrow's Big Problem: housing options for people with autism 2004 ‘Housing Options’
12 KMC Corporate Development Unit Fact Sheet 1 2006
13 scie social care institute for excellence ‘Developing social care :the current position’ June 2005
14 DOH Valuing People 2001
3. What Do We Have Now?

Expenditure

Figure 3 shows the breakdown of the learning disabilities budget for 2007-8. Over 60% of the adult services learning disabilities budget is spent on accommodation services, 50% is spent on residential or nursing care home placements.

![Learning Disabilities Revenue Budget 2007-8](image)

*Adult Services Commissioning Strategy 2007-2010*

Where People Live

The tables and figures below give a breakdown of where people with learning disabilities known to Adult Services are living (based on the learning disability database statistics February 2008). This table shows that 72% (1,462) of people known to services in Kirklees live either with their parents or relatives. The full percentage breakdown of where people live is shown below.

<table>
<thead>
<tr>
<th>Where people live who are known to Adult Services</th>
<th>Number of service users</th>
<th>% known to services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential care home placements in Kirklees</td>
<td>211</td>
<td>11%</td>
</tr>
<tr>
<td>Supporting People funded schemes</td>
<td>155</td>
<td>8%</td>
</tr>
<tr>
<td>Care home placements outside Kirklees</td>
<td>50</td>
<td>3%</td>
</tr>
<tr>
<td>Nursing home placements in Kirklees</td>
<td>40</td>
<td>2%</td>
</tr>
<tr>
<td>Adult placements Scheme - long term placements</td>
<td>32</td>
<td>1.6%</td>
</tr>
<tr>
<td>Local Authority residential placements</td>
<td>14</td>
<td>1%</td>
</tr>
<tr>
<td>Hospital Admissions - medium &amp; low secure</td>
<td>8</td>
<td>0.40%</td>
</tr>
<tr>
<td>Parents relatives or other carers</td>
<td>1,462</td>
<td>74%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1972</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

15 Adult Services Commissioning Strategy 2007-2010
Where people known to services live in Kirklees
February 2008

- Residential care home placements in Kirklees
- Supporting People funded schemes
- Care home placements outside Kirklees
- Nursing home placements in Kirklees
- Adult placements Scheme - long term placements
- Local Authority residential placements
- Hospital Admissions - medium & low secure
- Parents relatives or other carers

16Nationally ‘Valuing People’ estimated in their survey of 3000 people in 2005-6 (shown in figure below) that 62% of adults with learning disabilities live either with parents or relatives and 20% live in registered care provision compared to 72% of adults with learning disabilities living with either parents or relatives and 18% living in registered care provision in Kirklees.

Valuing People National Survey 2005-6: Where people are living

- with parents
- with other relatives
- Residential care
- Supporting people
- with partner
- Alone
- Hospital

16 Valuing People, Department of Health (2001)
Residential & Nursing Care Homes

Independent Sector

There are several well established independent sector residential and nursing home providers for adults with learning disabilities in Kirklees. Both Kirklees Adult Services Contract Monitoring Unit and the Commission for Social Care Inspection (CSCI) have indicated that there is some scope for improvement in the quality of these services.

Residential Care Provided by Kirklees Council

Currently, Kirklees Adult Services has 2 residential care homes providing long term care for adults with learning disabilities. These are Kings Mill Lodge (10 bedded) and Crescent Dale (8 bedded). In addition we have 2 homes providing residential short stays: North House (10 bedded) and Mill Dale (8 bedded).

Adult Placement

Adult Placement Schemes provide a family placement for an adult with learning disabilities who wishes to live in a family environment. APS carers receive an allowance from the Council to help them care for the person who lives with them in their family home. Kirklees Adult Placement Service currently has 32 people in long term placements and 42 people who access home based support or short breaks placements. The annual net cost for the Adult Placement Service 2007-8 is approx £565,000.

Supported Living and Supporting People Funded Schemes

Supported living schemes provide tenancy related support to help people who live in their own homes or tenancies. Tenants may share their home with other people or live on their own. They may receive a package of tenancy related support via Supporting People funding and may also receive additional personal care support from adult services. Supported Living providers offer ‘floating support’ in which support workers visit people in their own home or ‘accommodation based support’ where support workers are based in the accommodation provision, support is based on an individual’s assessed needs. Support may vary from a couple of hours tenancy related support per week to a combination of funding sources providing 24 hour support.

The table below shows the number of people in Kirklees receiving support in their own home or accommodation based support.

<table>
<thead>
<tr>
<th>Type of Supporting People scheme</th>
<th>Number of service users</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation based support</td>
<td>31</td>
</tr>
<tr>
<td>Floating support</td>
<td>124</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>155</strong></td>
</tr>
</tbody>
</table>

Adult Services in partnership with Chevin Housing Association recently completed the development of both Brighton Court and Wilton Terrace supported living schemes. Each scheme offers 6 self contained flats for learning disabled people, and provide up to 24 hour support.
The Cost of Supported Living provision

The cost to Adult Services of providing supported living opportunities varies from £20 to over £1,000 per week. The low figure is for a scheme with 2 hours support per week, the high figure is for a service providing twenty four hours support. The cost of providing supported living represents excellent value when low to moderate support levels are provided. The cost of providing this kind of accommodation if 24 hour support provision is needed is on a par with the cost of registered care homes placements, however the funding to meet the cost may come from several sources and therefore still represents excellent value to the Local Authority, in addition to creating greater independence and community inclusion for the tenant.
4. Gaps and Issues for Kirklees

This section focuses on and summarises the main gaps in current accommodation provision and issues that need to be addressed to implement the strategy. These gaps have been identified by people with learning disabilities, their carers, front line staff, service providers and commissioners in Kirklees.

Gaps and Issues

- There is a need to continue to develop high quality accommodation with a homely environment for adults with behaviours that challenge services, to help effectively manage those behaviours.

- There is a shortage of suitable level access accommodation in both the registered care and supported living market that is fully adapted and able to meet the needs of adults with learning disabilities who are also physically disabled, have limited mobility, are at risk of falling and who have age related illnesses.

- There is clear evidence of increasing demand for supported living accommodation from adults with learning disabilities in Kirklees who do not wish to live in traditional registered care home provision and we have a growing number of young people in need of this type of accommodation.

- Kirklees has a significantly higher proportion of people living at home (73%) in comparison to national statistics (62%). It is likely, therefore that demand for independent living will increase, as carers wish to see their sons and daughters live more independently.

- There is limited availability of affordable properties in some areas of Kirklees that could accommodate the needs of people with learning disabilities in their local community near their network of support.

- There is a need to enable service users who are currently living in out of area placements to return to Kirklees and be nearer their family or relatives. Therefore a range of accommodation options will need to be developed to meet the needs of the people who wish to return and live in Kirklees.

- There is a need to develop specialist residential accommodation and hospital forensic accommodation to ensure all local learning disabled people can have their needs met in Kirklees whenever possible.

- There is limited availability of suitable supported living accommodation for the increasing numbers of older learning disabled people who have age related or dementia type illnesses.

- Increasing numbers of older carers will not be able to continue delivering the same level of support for their learning disabled relatives at home. We need to support
carers and service users with forward planning to identify their accommodation choices and support needs for the future.

- We are not sure of the potential impact of the introduction of Choice Based Lettings by Strategic Housing in 2008 and the impact this will have on people with learning disabilities’ ability to access mainstream accommodation provision. We need to work closely with Strategic Housing colleagues to ensure this has a positive impact.

- There is continued development of speculative registered care home provision by third sector companies in Kirklees. We need to work closely with providers and potential providers to ensure they are building the kind of accommodation that people want and need.

- There is a general lack of accessible housing information regarding housing options accessible to people with learning disabilities, carers, families and professionals and there are limited support systems available to help people with learning disabilities wanting to find suitable accommodation to meet their needs.

- There is a need to work closely with the Revenue and Benefits Department to look at Housing Benefit entitlement issues.

- There is a need to work closely with Kirklees Neighbourhood Housing, Housing Associations and Registered Social Landlords to look at capacity issues for learning disabled people having tenancy agreements.

- There is a need to ensure that the needs of people from Kirklees Black and Minority Ethnic communities are included in any new service provision developments.
5. A Detailed Model of What is Needed

Our Vision for Accommodation Provision in Kirklees

The following statements summarises what the Learning Disabilities Partnership Board believes we need to achieve to fulfil our overall Accommodation Vision:

"Our Vision is to create better housing and support options for people with learning disabilities so they have more choice and control of where and how they live"

We want to:

- Build effective partnerships with key housing providers and support providers to effectively create sufficient capacity and a wide range of community housing and support options e.g. Adult Placement, Individual and group community living, Satellite Projects, Shared Ownership, Home-Buy and Accredited Landlord Schemes to meet the needs of adults with learning disabilities in Kirklees.

- Increase the availability of suitable community based housing provision and support options for people with learning disabilities with profound and complex needs who have higher support needs to enable greater levels of independence and access to mainstream public and private sector housing options.

- Improve the quality of accessible housing information available about suitable accommodation and support options for people with learning disabilities, service users, carers, relatives, and professionals.

- Continue to work in partnership with accommodation providers to improve the quality of accommodation and develop effective ‘Safeguarding’ systems that protect the most vulnerable learning disabled people in our community.

- Operate a flexible and individualised person centred approach to providing accommodation and support services for people with learning disabilities, which maximises their rights, independence, choice, inclusion and personal safety.

- Ensure the future development of accommodation provision also meets the needs of the Black and Minority Ethnic communities.

- Utilise technological advances, such as Assistive Technology / Telecare for people with learning disabilities which promotes independence.

- Be committed to providing supported living in terms of the Nine Reach Standards (Peter Kinsella, 1993).

- Ensure local people currently placed in ‘out of area’ placements who wish to return to Kirklees are able to do so.
What Will Accommodation Choices Look Like?

Over the next 10 years there will be a significant change in the type of provision available for people with learning disabilities. This will be carefully planned and implemented in partnership with current and new providers. The diagrams below show the intended change in the range of housing choices open to people with learning disabilities in Kirklees.

Kirklees learning disabilities registered accommodation provision 2008

- Hospital and forensic service: 2%
- Local Authority residential care: 3%
- Adult placements Scheme - long term placements: 6%
- Registered care home with nursing needs: 8%
- Residential placements outside Kirklees: 10%
- Supported living: 30%
- Residential care home with social needs in Kirklees: 41%

Kirklees learning disabilities registered accommodation provision 2013

- Hospital and forensic service: 2%
- Local Authority residential care: 6%
- Adult placements Scheme - long term placements: 7%
- Registered care home with nursing needs: 8%
- Residential placements outside Kirklees: 30%
- Supported living: 45%
- Residential care home with social needs in Kirklees: 30%
Putting the Strategy into Practice

This Accommodation Strategy sets out the strategic direction over the next five years and beyond regarding how we want accommodation provision for people with learning disabilities to change. We will work with accommodation and support providers to develop new services to meet the needs of people with learning disabilities.

This Strategy’s key objectives will be supported and monitored by the Learning Disabilities Partnership Board, Housing subgroup, and Adult Services Senior Management Team and has full Cabinet approval. Project management support will be available to engage with and support the change management process.

To achieve the implementation of the strategy commissioners will work closely with providers to develop existing provision and direct the development of new provision which better meets the Partnership Board’s vision for more independent living options.

Over the next three years we want to help change the lives for people with learning disabilities in Kirklees, so they can choose where they live and who supports them, and we can enable them to live as independently and safely as possible.

Keeping people safe – everybody’s business

One of the most important duties that Councils have is Safeguarding – protecting vulnerable adults (and children) from harm or potential harm. We also have a key role in making sure that everyone of us sees safeguarding as our own individual responsibility – it is the duty of us all to make sure that those around us are safe from harm wherever possible.
This isn’t always easy – we have to balance keeping people safe, with helping people to be in control of their own lives and being free to take risks. In the Council, in partnership with other organisations responsible for health and wellbeing in Kirklees, we have founded our adult safeguarding vision on the following principles:

- **Empowerment:** - everyone should be in control of their lives and their consent is needed for decisions and actions being taken to protect them.
- **Protection:** - it is everybody’s responsibility to take action if they think someone maybe at risk of abuse.
- **Prevention:** - stopping abuse from ever taking place is the most important goal – and we all have a role in this.
- **Keeping things in Proportion:** - we must try to get the balance right between protection and empowerment
- **Partnership:** - making sure that we have really good systems that enable organisations to work well together to help protect people.
- **Accountability:** - being transparent and making decisions that are open to scrutiny.

**Timeline for implementation and Action Plan**

The time line diagram overleaf identifies and summarises the actions required over the next 3 years. The tables following separately show in detail the outcome focused action plans for each accommodation sector. Each Outcome Plan includes the key indicators, activities, resources and evidence that will be used to measure the successful achievement of the outcomes over the next 3 year period.
**Current Service Model 2008:**
- Over dependence on Residential/nursing home placements (300+ placements)
- Estimated 60-70% people with learning disabilities living at home.
- Most accommodation needs are met via care management and not housing pathway.
- Joint strategic needs analysis commenced and developing.
- Some supported living housing options available for people with learning disabilities locally.
- Project Manager appointed to implement new accommodation strategy.
- Limited joint commissioning with Supporting People of new schemes.
- Lack of accessible housing information to help inform people of the options available.

**Desired Service Model 2011:**
- Supported living schemes are the largest provider of accommodation.
- A wider range of housing options are available which offer choice, control, flexibility and promote independence.
- Joint commissioning with Kirklees PCT, Strategic Housing, Supporting People and the Third Sector/Registered Social Landlords has developed.
- Accessible information and appropriate support is available to enable access to mainstream housing options.
- Local specialist accommodation available to support people with dementia, profound and complex needs, etc.
- Person centred planning is integrated into the securing of accommodation process.

**Summary of Actions Required**

**Commissioning / Service Activity**

- **2008**
  - Carr Street (NHS) short break reprovision opens at Oxfield Court in June 2008.
  - Cherry Tree Court Social Care short breaks provision opens October 2008

- **2009**
  - Supported Living provision becomes the biggest provider of accommodation.
  - Joint accommodation mapping action plan has begun to be implemented.
  - Level access accommodation has increased.

- **2010**
  - The number of out of area placements is significantly lower than in 2007.
  - The use of assistive technologies has significantly increased since 2007.
  - Supporting People provision has increased.
## Outcomes required for Supported Living

<table>
<thead>
<tr>
<th>Description</th>
<th>Indicator</th>
<th>Data Collection method</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Final outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Over the next 5 years supported living accommodation becomes the largest provider of accommodation.</td>
<td>Higher proportion of learning disabled people living in supported living.</td>
<td>Data analysis comparisons over the next 5 years - Kirklees Learning Disabilities Data Base.</td>
</tr>
<tr>
<td>A broader range of services from low level tenancy related support, floating support, and onsite support including 24 hour support is available.</td>
<td>Positive CSCI feedback.</td>
<td></td>
</tr>
<tr>
<td>Service users will have a greater choice of accommodation options available that meets their individual needs.</td>
<td>Increased service user satisfaction.</td>
<td>CSCI report &amp; Surveys to monitor quality. Review report &amp; audits from contracting.</td>
</tr>
<tr>
<td><strong>Intermediate Outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Learning disabled people in Kirklees have a choice of supported living rather than just registered social care provision. Accessible housing information packs are available clearly explaining accommodation options. A joint strategic review of registered care provision is completed within two years.</td>
<td>Increasing proportion of service users are provided with their preferred housing option.</td>
<td>Kirklees Learning Disabilities Data Base.</td>
</tr>
<tr>
<td></td>
<td>More people are able to gain direct access to accommodation options available.</td>
<td>Strategic Housing data analysis.</td>
</tr>
<tr>
<td></td>
<td>The number of registered care home placements is reducing.</td>
<td>Kirklees Learning Disabilities Data Base.</td>
</tr>
<tr>
<td><strong>Immediate Outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop partnership working and a joint strategy with accommodation providers regarding the implementation of the accommodation strategy. The strategy meets the requirements of Service User and carers. Secure stakeholder commitment to the Implementation of the accommodation strategy.</td>
<td>Strategic Housing, Kirklees Neighbourhood Housing Registered Social Landlord’s, Third Sector providers engage in the process.</td>
<td>Feed back to the Learning Disability Partnership Board and housing sub group.</td>
</tr>
<tr>
<td></td>
<td>Increased service user and Carer support for the strategy.</td>
<td>Survey/ questionnaire and feedback.</td>
</tr>
<tr>
<td></td>
<td>Increase in stakeholder support and assistance.</td>
<td>Attendance records of forum meetings.</td>
</tr>
<tr>
<td><strong>Outputs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Activities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Inputs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funding resources Commissioning Service providers partnership board members Arrange meetings Computer hardware, software.</td>
<td>Invoices, attendance sheets. Seminar planning. Project management documentation showing planned expenditure &amp; approval.</td>
<td>Budget records.</td>
</tr>
</tbody>
</table>
### Outcomes required for Registered Care Homes

<table>
<thead>
<tr>
<th>Description</th>
<th>Indicator</th>
<th>Data Collection method</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Final outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic review of current registered care home provision, including</td>
<td>Lower proportion of learning disabled people living in registered care</td>
<td>Kirklees Learning Disabilities Data Base.</td>
</tr>
<tr>
<td>specialist provision is carried out and a strategic range of services is</td>
<td>home provision.</td>
<td>CSCI report &amp; Surveys.</td>
</tr>
<tr>
<td>developed to meet specialist identified needs.</td>
<td>Increased Service User satisfaction.</td>
<td>Review report &amp; audits.</td>
</tr>
<tr>
<td>The strategic review to be completed in partnership with Huddersfield PCT.</td>
<td>Increased CSCI satisfaction.</td>
<td>CSCI reports.</td>
</tr>
<tr>
<td>A reduction in registered care home provision is achieved in partnership</td>
<td>More specialist residential range of provision less traditional capacity.</td>
<td></td>
</tr>
<tr>
<td>with service providers.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Intermediate Outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A strategic range of registered care home provision is in place to meet the</td>
<td>Increased range of specialist accommodation options is available.</td>
<td>Kirklees Learning Disabilities Data Base.</td>
</tr>
<tr>
<td>specialist needs of some people with Learning Disabilities locally.</td>
<td>Increasing proportion of service users are provided with their preferred</td>
<td></td>
</tr>
<tr>
<td>Majoriety of people requiring accommodation have a choice of accommodation</td>
<td>housing option.</td>
<td></td>
</tr>
<tr>
<td>rather than just residential placement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Immediate Outcomes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collaborative working and joint commissioning between Kirklees Adult</td>
<td>Agreed working partnership is established and working effectively.</td>
<td>Feed back to the Learning Disability Partnership Board and</td>
</tr>
<tr>
<td>Learning Disability Service and Huddersfield PCT is established.</td>
<td>Increased service user and carer support for the strategy.</td>
<td>housing sub group.</td>
</tr>
<tr>
<td>The strategy meets the requirements of Service User and carers.</td>
<td>Stakeholder support is established and assist with the implementation.</td>
<td>Survey/ questionnaire and feedback.</td>
</tr>
<tr>
<td>Key Stakeholders make a commitment to the implementation of the accommodation strategy.</td>
<td>A launch event is held to signal the new direction of accommodation provision in Kirklees.</td>
<td></td>
</tr>
<tr>
<td>The accommodation strategy is launched and our intentions are clearly</td>
<td></td>
<td>Service provider feedback.</td>
</tr>
<tr>
<td>understood by third sector providers.</td>
<td></td>
<td>Attendance records.</td>
</tr>
<tr>
<td><strong>Outputs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Joint housing needs assessment.</td>
<td>Action planning &amp; project management documentation showing outputs</td>
<td>Relevant documentation.</td>
</tr>
<tr>
<td>2. Joint learning disabilities housing link worker.</td>
<td>delivered and outcomes achieved.</td>
<td></td>
</tr>
<tr>
<td>3. Disability Equality Duty Housing Scheme.</td>
<td></td>
<td></td>
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<tr>
<td>4. Disabilities Housing Register.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Easy read accommodation information packs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Key outcomes from registered care strategic review.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Activities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Resource mapping.</td>
<td>Key stakeholders participate in process.</td>
<td>Attendance at seminars, meeting &amp; workshops.</td>
</tr>
<tr>
<td>2. Service User Housing Survey.</td>
<td>Project management and action planning documentation shows activities</td>
<td>Record feedback.</td>
</tr>
<tr>
<td>3. Workshops.</td>
<td>delivered and outcomes achieved.</td>
<td>Project management and action planning documentation.</td>
</tr>
<tr>
<td>5. Network meetings/ focus groups.</td>
<td>Workshop reports.</td>
<td></td>
</tr>
<tr>
<td>7. Easy read product development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Inputs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funding resources</td>
<td>Invoices, sign in sheets, seminar planning</td>
<td>Budget costs</td>
</tr>
<tr>
<td>Commissioning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service providers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>partnership board members</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arrange meetings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Computer hardware, software.</td>
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</tbody>
</table>
Supported Living Values and Principles

Both Rotherham & Norwich ‘Beacon Status’ Learning Disabilities Services have received national recognition for their successful implementation of Supported Living Services. Both focused on improving the range of housing and support options rather than relying on registered care home provision to accommodate people with learning disabilities. Together with other leading Local Authorities they have improved the level of participation for people with learning disabilities in deciding their accommodation needs and support needs.

This has been achieved through adopting the key principles and values underpinning Supported Living (see appendix 1). Peter Kinsella (1993) of Paradigm, summarised these as The Reach Standards 17 which show how to identify true supported living. He says that people will know accommodation is supported living if each of the following statements is true from the perspective of the person who lives there:

- I choose who I live with
- I choose where I live
- I choose who supports me
- I choose how I am supported
- I choose what happens in my home
- I have my own home
- I make friends and relationships with people on my terms
- I am supported to be healthy and safe on my terms
- I have the same rights and responsibilities as other citizens

18 Valuing People does not state there is a single model for housing everyone, nonetheless it points out the clear inequalities that exists for people with learning disabilities, and the difficulties many experience accessing mainstream housing. “Local authorities should concentrate on promoting access to and increasing the numbers of people who live in their own homes or have assured tenancies in rented accommodation”.

Until suitable provision and options are created and made available, a decreasing but significant number of people with learning disabilities will still continue to be accommodated in registered care home accommodation. Our response to this is to encourage local care providers to promote independence as far as possible within existing settings and to explore opportunities to develop supported living. This can be supported through the greater use of Assistive Technology.

This will represent a significant shift within the local market in terms of moving away from providing traditional forms of residential provision and moving towards providing more supported living schemes. Some indications for this change in provision are outlined in the Housing Options and Pick & Mix Models shown in appendix 2.

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17 ‘Housing Pathways: Supported Living’ Norfolk Beacon Learning Disabilities Service’ 2006-7
18 Valuing People Now (Dec 2007)
Creating More Opportunities

In order to enable more people with learning disabilities to live independently and improve the range of accommodation options available, we as commissioners and stakeholders need 19:

“To work smarter, we need to work differently” (CSCI: 2006).

Future housing developments need to be made more available to people with learning disabilities e.g. social housing, voluntary sector and private sector lettings, multiple occupancy lettings and low cost home ownership (See appendix 3). We will examine any improvements that can be made within existing resources and by improving systems and processes that operate locally. For instance some additional supply measures that we will investigate include:

- Improved access to existing social housing e.g. nomination.
- Partnerships with Registered Social Landlords (RSL’s) e.g. redevelopment capital/ land.
- Use of the private rented sector e.g. charities i.e. ‘Mencap, Golden Lane’ and Accredited or Lease Land Lords Schemes.
- Underused family resources e.g. trust, leases, mortgages.

This will also mean de-commissioning traditional services and commissioning more specialist provision and developing more Supported Living provision. In terms of Kirklees own learning disability residential provision we will take a strategic approach and review our current provision.

Fundamental to realising this vision will be the support of all key stakeholders, including: Strategic Housing, Kirklees Neighbourhood Housing, Revenues and Benefits Service, Adult Services, Registered Social Landlords, the private and voluntary sectors. We will aim to improve our partnership arrangements so we can better plan, co-coordinate and use resources more effectively and creatively.

Good Practice- Who We Can Learn From

We will build on the good practice in other Local Authorities such as Rotherham and Norfolk. 20 Some of the Beacon Status Learning Disabilities Services have received national recognition due to the following:

- Better information about housing and support choices and how to change where you live – easy-read information, videos made by people with Learning Disabilities, and Easy-Read housing application forms.
- Using person centred planning to help people think about where to live and their support, especially if they are moving out of a long-stay hospital or residential accommodation.
- Using information from person-centred plans to improve planning for the future about housing and support.

Similarly, Valuing People have reported ‘Good Practice’ examples of Housing Departments who were increasingly listening to what learning disabled people wanted and were:

19 CSCI Relentless Optimism Sept 2006
20 www.idea.gov.uk
- Working with landlords, housing developers, town planners, Supporting People teams and support services, to get more affordable houses and flats and specially designed housing such as ‘extra care’.
- Helping to set up ‘shared ownership’ so that some people can start to buy their own homes.
- Making sure people with learning disabilities get fairer access and greater consideration when the council puts people forward to be tenants.
- Making sure that people can apply for help with housing even if they do not need it right away.
- Putting information like tenancy agreements in easy read formats.

A research visit to Rotherham Learning Disabilities Beacon Service has given us the opportunity to see what can be achieved. For instance two main areas where Rotherham was successful were:

- The utilising of revenue funding streams (e.g. ‘unrestricted housing benefit’, Supporting People Funding, and Independent Living Fund).
- Competitive tendering/contracting of support and housing providers to provide accommodation for supported living.

There are numerous examples where Local Authorities and Registered Social Landlords (RSL’s) and Third Sector Providers have been utilising Assistive Technology and building of Life Time Homes to making housing more accessible for people with learning disabilities. A recent visit to see the award winning (SMART) service in Nottingham by our commissioning team saw first hand how people with learning disabilities could be enabled to achieve higher levels of independence through the innovative use of Telecare and Assistive Technology.

**Case study: Nottingham Community Housing Association (SMART)**

The Support Management and Response Team offers a bespoke 24 hour 365 day Telecare support service to over 600 vulnerable People in Nottingham (i.e. Older People, Mental Health and people with Learning Disabilities). Assistive Technology devices and sensors and also remote viewing CCTV are linked to a Telecare centre, where staff are on call to respond to a variety of support needs of individuals (i.e. falls, sensor alerts, emergency calls, and security) and a response team is available to undertake home visits.

There are examples locally where we have achieved progress towards providing more opportunities for people with learning disabilities (eg Brighton Court and Wilton Terrace) to live in their own home and to have their own tenancies.
Case study: Kirklees: Neighbourhood Housing (KNH)

Pennine Crescent

KNH have recently been able to develop licence tenancies agreements for a small number of people with learning disabilities who have been sharing a small group home at Pennine Crescent, in Huddersfield.

Stakeholder involvement

To promote the plans within this Accommodation Strategy we will be organising a launch event and other networking events. This will help us to engage with key existing and potentially new providers. The figure below identifies some of the current key stakeholders both within Adult Services and those in external agencies. However we need to appreciate the involvement of key stakeholders is dynamic and so we need to periodically take sounding and ensure our strategic approach is “the right effort being directed into the right places”.

Wilton Terrace (Kirklees Council  Chevin Housing Association)
Key Stakeholder Involvement

- LD Partnership Board
- Revenues & Benefits
- Elected Members
- Carers & Relatives
- People with Learning Disabilities
- Support Providers
- Housing Providers
- Kirklees Neighbourhood Housing
- Strategic Housing
- Kirklees PCT
- Care Management

Accommodation Strategy
## Appendix 1

### Values and Principles of Supported Living

#### Separating housing and Support

Supported living means people should be able to make choices about where they live and who they share with, and also have secure rights to occupy i.e. tenancies or be an owner-occupier like other citizens. Ideally as a safeguard there should be some separation between the landlord/agency who provides the accommodation and the support provider.

#### Focusing on one person at a time

Supported living should be a 'person centred approach rather than 'service led', and needs to focus on how people want to live rather than deciding on the scheme and fit people in to it. It should be flexible and driven by the choices people want to make, and not making assumptions about people with 'Learning Disabilities necessarily wishing to choose to live with people they do not know. Sometimes sharing might be temporary so that eventually people may wish to move on to a home of their own. So there needs to be other options other than group home or shared living and not just “one size fits all”.

#### Supported living is about diversity

Supported living means that people live in different forms of accommodation- houses, flats, bungalows etc, and they receive support in lots of different ways e.g. use Individual budgets Payments to employ their own carer; they receive informal support from friends and family. People should be enabled to live locally and in diverse forms of housing. "If it all looks the same, then it is probably not supported living" (Paradigm21)

#### Full user choice and control

Supported living means that people pay for their rent/ mortgage themselves (maybe with support and help from benefits) and including their own daily living expenses- bills, food, transport etc. Supported living is different from residential care and NHS homes in the way in which the accommodation is paid for and the fact that people do not just get 'pocket money'.

#### Rejecting no-one

Supported living is about taking a person- centred approach, and not just agencies themselves deciding who is suitable for supported living. Increasingly there are examples of people with high support needs being supported to live in the home of their choice. Nor should persons need to 'prove' that they are capable of supported living e.g. moving through different ranges of accommodation until they finally reach the goal of their own home. Many people in society need some help to enable them to live independently.

#### Focusing on relationships and making use of community & informal supports

Supported living is not a package of services or a model of accommodation. It is a person-centred approach that enables people with Learning Disabilities to live their lives in the community by accessing mainstream, ordinary services, resources and creating 'circles of support' e.g. family, friends and neighbours.

#### Supported Living is more than just a name

Supported living is different from residential care in the way in which it is paid for (e.g. renting) and people have tenancies rather than licences whilst their homes are not registered residential homes. Supported living can still be very institutional if it does not offer people real choices. Sometimes, traditional residential care home have deregistered but the practices in the home remain the same. That is not supported living.

---

*(Based on Peter Kinsella 1993) Adapted from ‘A life More Ordinary’ Federation of Local Supported Living Groups- 2002
Housing Pathways: Supported Living  Norfolk LD Beacon Service 2006-7*
### Appendix 2 - Pick and Mix Model

<table>
<thead>
<tr>
<th>Type of housing</th>
<th>Type of tenure</th>
<th>Type of care/support</th>
<th>Level of care/support</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Self-contained:</strong></td>
<td><strong>Renting:</strong></td>
<td><strong>Individual package</strong></td>
<td><strong>High</strong></td>
<td><strong>Housing Benefit</strong></td>
</tr>
<tr>
<td>On its own</td>
<td>Housing Association</td>
<td><strong>Support service from community team/ network</strong></td>
<td><strong>Medium</strong></td>
<td><strong>Supporting People</strong></td>
</tr>
<tr>
<td>Or linked with home in an area</td>
<td>Or Local Authority Or Private</td>
<td></td>
<td></td>
<td><strong>Social Services/ Health</strong></td>
</tr>
<tr>
<td>Or on a site with other homes</td>
<td><strong>Ownership:</strong></td>
<td></td>
<td><strong>Low</strong></td>
<td><strong>Independent Living Fund</strong></td>
</tr>
<tr>
<td><strong>Shared housing:</strong></td>
<td>Mortgage</td>
<td></td>
<td><strong>Increasing</strong></td>
<td><strong>Direct Payments</strong></td>
</tr>
<tr>
<td>Small (up to 4 people)</td>
<td>Or shared ownership</td>
<td></td>
<td></td>
<td><strong>Person's own money</strong></td>
</tr>
<tr>
<td>Or large (4+ people)</td>
<td><strong>Licence:</strong></td>
<td></td>
<td></td>
<td>Non- housing Benefits</td>
</tr>
<tr>
<td><strong>Placement:</strong></td>
<td>Care home</td>
<td><strong>Staff on site</strong></td>
<td></td>
<td>Wages</td>
</tr>
<tr>
<td>Supported lodgings or adult placement</td>
<td></td>
<td><strong>Up to 24 hours</strong></td>
<td></td>
<td>Savings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Or 24 hours</td>
<td></td>
<td>Family resources</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sleep-ins</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Or waking nights</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Live-in carer</strong></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><strong>Live-in carer</strong></td>
<td></td>
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</tbody>
</table>
## Appendix 3 - Types of Housing Options

<table>
<thead>
<tr>
<th>Type of Housing options</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Renting Property in the Public Sector</strong></td>
<td>Renting from Council or housing Association i.e. either secure or assured tenancies. People have to apply and be eligible for social housing and their priority/needs is assessed is banded A,B,C, &amp; D.</td>
</tr>
<tr>
<td><strong>Renting in the Private Sector</strong></td>
<td>Renting via private landlord who usually offer less secure &amp; fewer rights with tenancies. These differ and include leases, short hold tenancy/licence agreements, although there are Approved Landlord Schemes being operated by many LA’s.</td>
</tr>
<tr>
<td><strong>Home-ownership</strong></td>
<td>Most secure and is seen by many carers and parents as most empowering, but requires the person buying or owning the property to have some understanding of their obligations, although some responsibilities can be passed via Guarantor or Trust.</td>
</tr>
<tr>
<td><strong>Discretionary Trust</strong></td>
<td>Legal assets including property or money are managed by trustees on behalf of service users. The benefits are that assets belong to trust and are not taken into account when assessing state benefits e.g. income support.</td>
</tr>
<tr>
<td><strong>Mortgages</strong></td>
<td>Person with Learning Disabilities takes out a loan to purchase a property, and uses income or benefits to repay the mortgage repayments. Usually parent or carer act as Guarantor, and person themselves has some capacity to understand the contractual agreement.</td>
</tr>
<tr>
<td><strong>Lease Back/ Part Ownership</strong></td>
<td>Similar to Trusts a RSL may be willing to take on the responsibility for managing or maintaining the property.</td>
</tr>
<tr>
<td><strong>Home buy</strong></td>
<td>Government programme that enables Public sector tenants or person with ‘housing need’ to purchase 75% ownership purchaser &amp; whilst 25% is owned by RSL.</td>
</tr>
<tr>
<td><strong>Shared Ownership</strong></td>
<td>Ownership of the property is shared usually with RSL, who owns between 50%-75% of the property and charges a low rent for the remainder.</td>
</tr>
<tr>
<td><strong>Local Authorities &amp; Housing Associations Succession</strong></td>
<td>When the previous tenant dies, the relative depending on length of stay can remain in the property as a new tenant, or may be re-housed into a suitable property according to their needs.</td>
</tr>
<tr>
<td><strong>Private Sector Leasing Scheme</strong></td>
<td>Private sector leasing scheme targeted for learning disabled people offers a ‘lease premium’ to private landlords to enable them to adapt and improve their properties. Also portable assistive technology is provided.</td>
</tr>
</tbody>
</table>

More details about these options and similar housing advice for people with Learning Disabilities can be downloaded at Housing Options (Charity) website: [www.housingoptions.org.uk](http://www.housingoptions.org.uk) or E-mail enquiries @housingoptions.org.uk