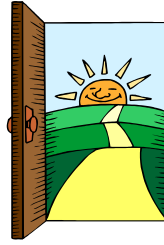
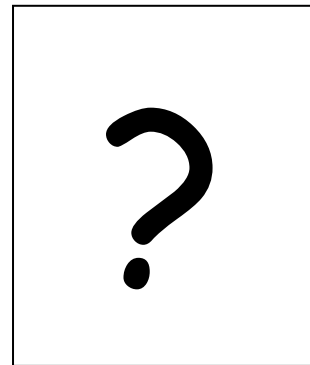


Opening Doors



My Life - My Choice

Leaving Home



Information about your housing choices and information about the support you may need

This booklet is for people with a learning disability and their carers

November 2006

Produced for the Hambleton and Richmondshire Learning Disability Partnership Board by Hambleton and Richmondshire Advocacy with thanks to Changes Picture Bank for some pictures

What is this booklet about?

- This booklet is about housing and it will help you decide which type of house is right for you.
- The booklet also tells you about the different types of support that could be available to you.
- This booklet also has a list of names, addresses and telephone numbers of people who can give you support with your housing needs and choices.
- This booklet gives information about buying your own home or having a tenancy and other choices such as village communities, supported lodgings or living in residential care.

You might like to think about these questions:-

Where do I want to live?

Think about where your family and friends are and what you do during the day



Who do I want to live with?

Do you want to live on your own or with one or more other people?



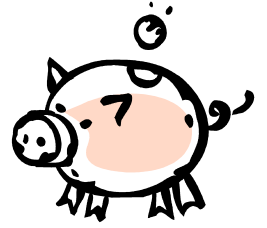
How much will it cost?

Do you have enough money to pay for what you want?



Owning your own home

This is when you borrow some money to buy a house and you pay the money back to a bank or building society over many years. This is called a mortgage. If you have a lot of money you can buy a house without having to pay any money back to a bank or building society. You could possibly be given a home, usually by your parents. This usually happens when your parents are old or die. The house could be left to a group of people like you and your brothers and sisters or family friends - this is called a Trust.

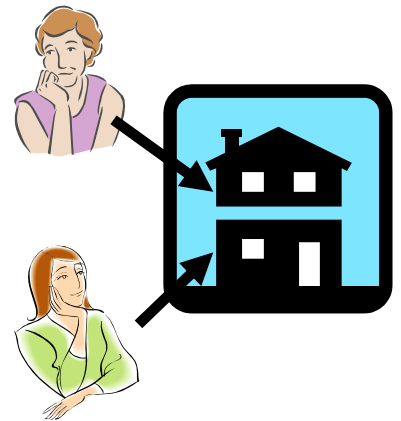


When you own your home you can choose to rent out a room to someone that you like and who could share the costs of running the house with you. This might be things like helping to pay a gas or electricity bill. You would get support to do this safely.



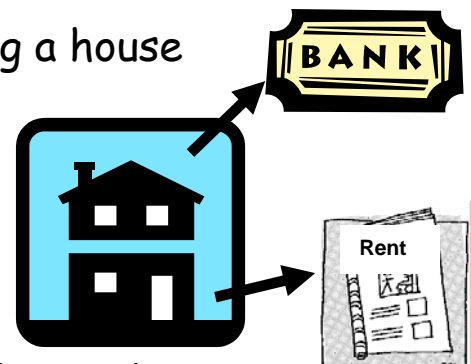
Part Ownership

This is when two or more people share buying a house. You could do this with a partner, friend or family member, e.g. your mum and dad could own half the house and you own the other half.



Shared ownership

This is when a housing association shares buying a house with you. You own part of that house and the housing association owns part of the house too. You have to pay some money to the housing association as rent and you pay some money back to the bank or building society each month too.



Renting a home

A tenancy

A tenancy is when you pay rent to a landlord. The house belongs to the landlord and you pay some money, which is called rent, to live there.



You can use housing benefit to pay the rent but sometimes you also have to pay a bit from your own money.

If you pay your rent, you have rights. Your rights should be written down in a tenancy agreement. This tells you what the landlord must do and what you must do. It is an important document and you should get support before you sign any papers - ask someone to explain the papers to you.



There are different types of tenancy. A single tenancy is when you live on your own and a shared tenancy is when you live with one or more other people.

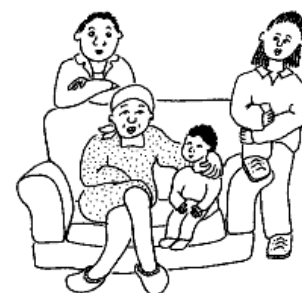


Local Authority (Council) Housing

In Richmondshire, the District Council has some council houses. In Hambleton there are no council houses as these are managed by Broadacres Housing Association.



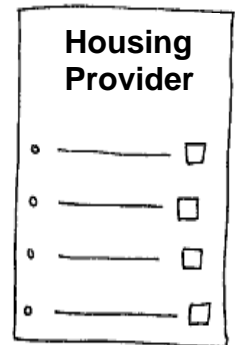
If you live with your family in a council house you may be able to apply to take over the tenancy and stay in that house should your parents move or die.



Housing benefit can be used to pay some or all of the rent.

Housing Associations and Charitable Associations

This is paying rent to a social landlord. There are many of these associations in the Hambleton and Richmondshire areas. You have to apply for a house and go on to a waiting list. In Hambleton Broadacres Housing Association have homes for rent because there are no council houses. You can find out about Broadacres and other housing associations in your area by contacting your local district council.



If you live with your family in this type of housing, then you may be able to apply to take over the tenancy if they move or die.

Housing benefit can be used to pay some or all of the rent.

Private Rental

This is paying a private landlord rent for your home. Housing benefit can be used to pay some or all of the rent. Private landlords may ask you to pay a little more rent than a social landlord.



Other housing choices for you to think about

Adult Placement

This is living with a single person or family in their home. They will provide you with a home and the support that you need. They are always checked carefully to make sure that it is a safe place to live. An example of this would be Avalon.



Village Communities

This is when you live and work together with others as part of a community. There are some within North Yorkshire but there are no local communities.



Registered Residential Care Homes

This is 24 hour care for those people with very high support needs who cannot live in their own tenancy. They are usually for groups of around 5 or 6 people and sometimes more.



Extra Care Housing

Extra Care is a new way of providing Accommodation and Support. It is usually a collection of flats/houses all in the same building. Each person receives the support they need. Each person has their own accommodation, with their own front door, however support can go up or down depending on what is needed.



Support

If you need support when you move, your support needs will be looked at by your Care Manager who will do an assessment. You will be asked questions about your money to help North Yorkshire County Council work out what you will have to pay towards the cost of your support.



These are just some of the different places that people with a learning disability can and do live. You may not have a choice of all these different places. Some of them may not meet your needs or there may not be any spaces. Some of the housing we have talked about needs to have a Care Manager to agree that you can live there.

What do some of the words used in this leaflet mean? (a glossary)

Social Landlord

A housing association which works to help vulnerable people get a house.

Private Landlord

A person or company who rents out a house that they own.

Rent

Money you pay to a landlord for the right to live in their house.

Mortgage

Money you borrow from a bank or building society to buy a home. After you pay the money back, the house is yours to own.

Tenancy/Licence/Agreement

This is a list of rules for you and your landlord. It sets out what you must do, like pay the rent, and what the landlord must do, like fix the roof if it leaks.

Tenant

If you have a Tenancy Agreement and pay rent to a landlord to live in their house, then you are called the tenant.



This booklet gives you some of the information you may need. Moving home and leaving home are big decisions. If you need to know more you could talk to someone you trust or someone on the list below:-

Community Learning Disability Team

Gibraltar House, Thirston Road, Northallerton DL6 1SZ

Telephone 01609 751356

Hambleton and Richmondshire Advocacy (for support with making your choices) 277 High Street, Northallerton DL7 8DW

Telephone 01609 778652

For Housing in Richmondshire

Richmondshire District Council, Housing Unit, Frenchgate House, Frenchgate, Richmond DL10 7AF

For Housing in Hambleton

Broadacres Housing Association, Mount View, Standard Way, Northallerton DL6 2YD

Telephone Freephone 0800 5875291

Hambleton District Council, Civic Centre, Stone Cross,

Northallerton DL6 2UU

Telephone 01609 779977

Mencap (for general information) Mencap Centre, Goosecroft Lane, Northallerton DL6 1EG

Telephone 01609 778894

Hambleton and Richmondshire Carers Centre

32 High Street, Northallerton DL7 8EE

Telephone 01609 780872

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