

People with Learning Disabilities
in Hambleton and Richmondshire

Finding a Home and Support Services



This is only a guide...

**...please seek support when you are
thinking about housing and support needs**



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Do you need to move?

Make lists of the good and bad points about your home

Good points	Bad points

Can any of the bad points be changed, so that you do not need to move?

Think about what a new house or area needs to offer

What is essential when choosing your new home?

Tick the pictures that are important to you

Area



A safe neighbourhood and safe at night



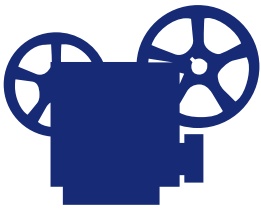
Good neighbours



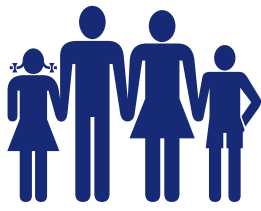
Good transport
- buses, trains, taxi companies



Close to shops
- food, clothes, music



Close to leisure amenities, cinema, pubs, cafe, bowling alley, leisure centre



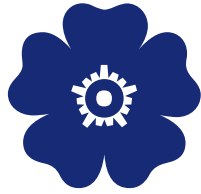
Close to friends and family



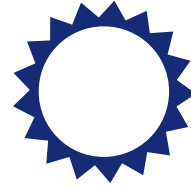
Close to college / school



Close to your work place or with good transport links to work



Garden, yard or patio



Summerhouse or conservatory



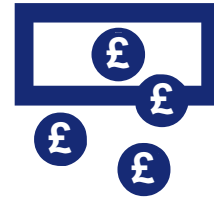
Close to health services
- GP, dentist, hospital



Country or town?



Support available in the area
- good providers; cost



Availability of individual/
personal budgets



Access to services you may need -
physio, local authority services

House



A good trusted honest landlord



Toilet - more than one if necessary



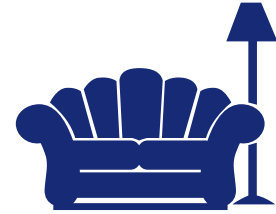
Accessible bath/shower



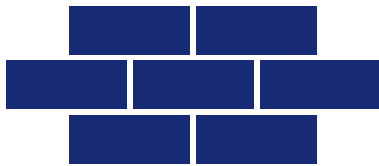
Cost - including cost to furnish unless it is a furnished house



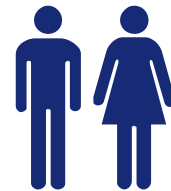
Bedrooms - are there enough; are you to share; is there a room for support staff if needed



Size of bedroom to suit person and furniture



Garage or shed/garden wall



Who you live with



Privacy - are there properties overlooking your windows or gardens; do you need private place to talk



Parking for your car or support worker's vehicles -neighbours may complain if there are too many vehicles



Access in and out - is there a ramp?

Owning or Renting

Owning

This is when you borrow some money to buy a house and pay the money back over many years through a mortgage. You can also use your savings. You could inherit a home - usually from your parents, which could be yours alone or left to a group of people. It could be left to you and your brothers or sisters or family friends in a trust.

If you own your own home you could let out a room to someone else who would then pay you rent and share expenses such as gas and electricity.

Part Ownership

This is when two or more people own part of a property. It could be with a partner, friend or family member - your mum and dad could own half the house and you the rest.

Shared Ownership

This is when a Housing Association owns part of your home and you own the rest. You have to pay rent to the Housing Association for the part you do not own and pay the mortgage on the part you do own.



Renting

Tenancies

A tenancy is when you pay rent to a landlord for your home. There are different types of tenancy. You have rights as a tenant if you pay your rent which is written down in a Tenancy Agreement. You can use Housing Benefit to pay rent, but sometimes you also pay a top up from your own money. It is a good idea to take advice before signing a tenancy agreement.

Single Tenancies - If you want to live on your own - a single tenancy - you need to apply to Broadacres Housing Association (Hambleton) or Richmondshire District Council (Richmondshire), or other associations.

Shared Tenancies - This is living in a house with your own tenancy which you share with one or more other people who also have their own tenancy. You can ask for an easy read version of the tenancy agreement.

Local Authority Housing

In Richmondshire the District Council has houses for rent. In Hambleton all local authority housing has been transferred to Broadacres. With either authority you must apply for a house or flat before being placed on to a waiting list. If you already live with your family in a council house, you may be able to apply to take over the tenancy and stay in the house. Housing Benefit can be used to pay some or all of the rent.

Housing Associations and Charitable Associations

This is where you pay rent to a Social Landlord. There are several associations in Richmondshire and Hambleton - and again you must apply for a house and go on a waiting list. You can find out about the Housing Associations in your area by contacting the District Council.

If you live with your family in a social landlord owned property you may be able to apply to take over the tenancy if they move or die. This is called 'succession'. Housing Benefit can be used to pay some or all of the rent.

Private Rental

This is where you pay rent to a private landlord.

The landlord owns the house but lets someone else live there if they pay rent. Housing Benefit can be used to pay some or all of the rent.

Other Housing Choices

Supported Lodgings

This is where you would live with a single person or a family in their home, where they will also provide you with the support you need. They are always checked carefully to make sure that placements are safe.

Village Communities

This is when you live and work together with others as part of a community. There are some groups within North Yorkshire which you can consider, although none are actually in Hambleton or Richmondshire.

Residential Care homes

These provide 24 hour care for people with very high support needs who cannot live on their own. They are usually for groups of at least five or six people - sometimes more. Tenancies are about local housing whereas residential care may be about choosing to live further afield where there is specialist support. Sometimes residential care is the only option available in an emergency. It can be temporary or longer term.

Support

When you move, your support needs will be assessed by your Care Manager. You will be asked questions about your finances to help North Yorkshire County Council work out your contribution towards the cost of your support.



Next Steps

Finding Help - who can help?

- Family
- Advocate
- Support Worker
- Friend
- Local Housing Department or Association
- Citizen's Advice Bureau
- Somebody else who knows you well

To help you find out what houses or flats are available visit:

- Local Housing Department
 - Hambleton District Council, 0845 1211 555
 - Richmondshire District Council, 01748 829100
- Housing Association Associations
 - See Page 22
- Estate Agents
- Local newspapers
- Letting Agents
- Websites for Hambleton and Richmondshire District Councils and Housing Associations - see page 18

Important

- Get written information on the homes on offer - with photographs if possible - to compare all the options
- Arrange a visit to see the property with the person who is helping you
- Talk with the person who is helping you about which property is best

Finding Support to Live Independently

Assistive Technology (Telecare) uses a range of gadgets or sensors, matched to your individual needs to assist you to live at home, if you are vulnerable and need support. The sensors can be linked to a lifeline (a kind of telephone) that is used to summon help if required.

Using Telecare can improve and maintain your wellbeing, self-esteem, independence, and autonomy, helping you to live safely and securely at home. It is used to support you and your family when living with any care or health issues you may have.

For more information on Telecare and how it could help you visit www.northyorks.gov.uk where you can read and watch videos of some case studies about how Telecare has benefited people.

Housing Support

Housing Support is offered to help people to live independently. Support provider organisations offer housing support for people already living in their own houses, in supported accommodation (warden controlled) or people wanting to move independently. This can be offered in a number of ways:

- **Visiting support** - a support worker visiting on a regular basis, usually at a fixed time during the week.
- **Alarm on Call System** - a person is able to raise the alarm in an emergency. It can be used to benefit people with disabilities and older people living in their own homes.
- **KeyRing Living Support Networks** - involves building up a network of people who access different layers of support. Support is offered through staff, volunteers, mutual support from other members and community support. The volunteer lives in the local neighbourhood and visits on a weekly basis, however the amount of support, the time and place that is delivered is all flexible, depending on the members needs and choices. KeyRing will support you to find a property and the move.
- **Warden Controlled** - warden controlled accommodation permits people to live in an accommodation setting with a warden on a 24 hour, seven day basis. This depends on the scheme type.
- **Housing Support with Care Needs** - many support provider organisations offer support with personal care needs. This is offered in your own home.
- **Accommodation with Support** - this involves support workers being based within an accommodation setting and offering support to a number of people. A setting may be individual homes with people having their own tenancies and support being offered as needed.
- **Personal Budgets** - an amount of money which has been assessed by care managers as appropriate for someones needs. They allow people to have choice and control over who they want to offer their housing related or personal care support. You can choose to let the care manager manage the budget for you or choose a Direct Payment. This would allow you to employ a personal assistant, agency, or other provider to have your care delivered.

Provider organisations can help you with

- earning domestic, life or social skills in order to become more independent
- applying for benefits, budgeting and managing debts
- finding somewhere to live and setting up home
- gaining access to other support or community services
- finding out about work or training
- dealing with other professionals, family and neighbours and advocating on your behalf
- providing alarm systems to enable you to call for help in an emergency
- they can also keep an eye on your wellbeing.

Funding

Funding depends on your own circumstances and you will need to contact local organisations to determine any charges.

Work

Work may be full or part time, paid or voluntary. Providers can signpost you to the correct support for your needs. Supported Employment Services can support you to find a job, support you at interview or provide a job coach if needed. The job centre and your local community may also be able to help.

Getting Around

There are a number of ways to travel in Hambleton and Richmondshire, including public buses and trains. The use of a social car scheme and shared taxis, family transport, walking, cycling and building on social networks will all provide you with the opportunities to get around.

Help To Find Support

Finding the right support can be confusing. Speaking to a number of providers can help you to understand the differences between them and to get a match with the support you are looking for. For further information see www.northyorks.gov.uk/supportingpeople.

Further information

To find Housing Support provider organisations try the Supporting People website or contact providers direct.

Supporting people team
supporting.people@northyorks.gov.uk
Tel: 0845 034 9498
Fax: 01609 532025



Moving on

A lot of organisation goes into moving into new accommodation - here are some reminders about what to do:

Item	What support I would like	Action Plan (Who, When and What)
Income Benefits and Grants Weekly Budget		
Rent Council Tax		
Water Rates and Council Tax		
Electric/Gas		
TV Licence		
Telephone		

Bank/Post Office		
Redirecting post/ Change of addresses		
Insurance and Security		
Removals		
Furniture		
Shopping, Cooking, Cleaning, Laundry		
Health		
Neighbours		

How to be a Good Tenant

- Pay rent on time - check if you need a rent book
- Know what you should do and what the landlord should do - understand or get help to understand the tenancy agreement
- Do not sign anything you do not understand
- Do not behave in an anti-social way - piling rubbish in your garden or playing loud music
- Look after the property
- Keep the property clean and tidy
- Make sure you report repairs to the landlord
- Know where to go for help if there is a problem. You could ask for help and support from:
 - Support Staff
 - Mencap
 - Citizens Advice Bureau
 - District Council
 - Landlord
 - Housing Charities like 'Shelter'
- Let the landlord visit and check the property - only do this if it has been arranged beforehand and it is in the tenancy agreement
- Pay bills on time
- Do not do anything which is against the law in your home
- Tell the landlord if you need to be away from your home - in hospital or a long holiday. You usually have to tell the landlord if you leave your house for 30 days or more
- Know how to contact the landlord - get their address and telephone number
- Do not let anyone live in your house that the landlord does not know about
- Respect others rights if you have a shared tenancy. You also need to make sure if you have neighbours that you are a good neighbour
- Make sure visitors behave
- Do not leave rubbish piled up
- Keep pets under control
- Do not smoke in the property without the landlord's permission
- Do not decorate or change the property unless you have the landlord's permission

We got this information from:

Self advocate's personal experience as a tenant.

Shelter, [direct.gov.uk](https://www.direct.gov.uk) and [Northampton Borough Council Websites](https://www.northampton.gov.uk).

Frequently Asked Questions

Q: Our son/daughter is just about to leave school - what happens now?

A: The Education Department is required to notify Social Services of all young people aged 13 or 14 who are disabled. Eight months before a child with a disability is due to leave full time education, the Education Department is required to notify Social Services in writing. Social Services is then obliged to co-ordinate a multi-agency assessment of the young person which must be completed no later than three months before the person's school or college leaving date.

From the age of 18 there is a transfer from children to adult services under the NHS and Community Care Act 1990. Each local authority is required to publish a Community Care Plan which must outline which services it intends to provide. All schools have a duty under the Education Act 1993 to have Special Educational Needs Policies which take account of Transition Plan arrangements. A Transition Plan is a document which sets out the arrangements which an education authority considers appropriate for a child during the period when they are aged 14 - 19 years, including arrangements for special educational provision, for suitable employment and accommodation and for leisure activities, and which will facilitate a satisfactory transition from childhood to adulthood. The Local Authority must include a Transition Plan in the first review after the age of 14. A Transition Plan should build on the conclusions reached and targets set at the previous annual reviews of a child's Statement of Educational Needs.

Q: We have been told we are not eligible for support.

A: Contact the local Care Management Team by calling NYCC Customer Services Unit on 08458 727374. If you are eligible you will be offered an assessment. This will identify your personal budget, which you can take as a direct payment if you choose.

Q: Can we sign the tenancy for someone with limited capacity?

A: The point about legal capacity is that if the disabled party to the tenancy lacks sufficient understanding then the contract may be said to be void. However, there is no penalty falling on the disabled person so he or she has nothing to lose. On the other side if the landlord for reasons of good practice and because they wish to respect the rights of their tenants wishes to grant the same rights as any other resident then they are welcome to do so. The official solicitor has advised local authorities they may grant tenancies even though capacity may be in question.



Q: We've been told that a house where someone is receiving care has to register as a care home.

A: Any organisation that provides care must be registered with the Care Quality Commission. This applies even if it is in your own home. However, if you move to a Care Home, then the premises must also be registered. If you receive housing support, there are no requirements for registration if it is through a personal assistant, but if you employ an organisation to support you, then they must be registered.

Q: We've been told renting to a relative disqualifies payment of housing benefit.

A: Discretionary trusts are used by families to make long-term financial provision for sons and daughters. The key point about a discretionary trust is that funds or property put into the trust do not count as assets for the purposes of benefits or in terms of the responsibility of the local authority or health authority to fund care. This is because the funds are put into a discretionary trust do not belong to the beneficiaries but to the trust.

Q: Our son/daughter is about to leave education and Social Services tell us they must come back and live with us. What rights do we have?

A: Under the Carers (Recognition and Services) Act 1995 carers are also entitled to an assessment of their needs. This should be a formal process looking at the range of needs as opposed to any individual need. Assessments for Carers and the cared for person are the responsibility of your local Social Services Department.

Q: How can a group of families best combine together to purchase a property with the intention it be occupied by their disabled children?

A: There are at least four ways that relatives can combine resources to buy a property for sons and daughters:

- joint ownership through a limited company - participating relatives forming a company limited by shares. The company will buy the freehold of one of the family's property or a new property. Occupancy of the sons and daughters will be on the basis of tenancies from the company to the individual occupiers. Loans required to purchase or adapt the property will be to the company. It is possible that a lender will want guarantees to be the joint liability of the participating relatives. This means that each relative is responsible for all other relative's liability, not just their own. This may be a significant risk where borrowing is concerned.
- joint ownership - participating relatives buy the property in their own names. In law the maximum number of joint owners is usually four. The relatives jointly own as 'tenants in common'. Occupation would be on the basis of individual tenancies - there is no limit to the number of beneficial tenants. Joint owners would be jointly liable to the mortgage company for the full amount of the loan.
- freehold and long leases - participating relatives form a limited company which would buy the freehold, each of them would have shares in the company. The company would then grant long leases of individual units within the property to each of the participating relatives. Each relative would then let their child occupy the individual unit leased to the relative. Each relative would borrow money on the security of the lease granted to them. This means that each relative would be responsible only for their own borrowings.

- Industrial and Provident Society - where there are seven or more people it is possible to form what is termed an Industrial and Provident Society. This creates a legal entity, which can borrow in the same way as a limited company. The advantage of this is that it is a model familiar to mortgage providers and model rules are available. In the past mortgage interest tax relief was available but this has now gone.

Q: We've been told that if you can't manage on your own you can't have a tenancy.

A: Many people do have tenancies and receive support as they cannot manage on their own. This is called housing support and can include support with managing your finances, and maintaining your tenancy. You can contact Foundation Homeless Prevention Service or Broadacres Housing Association for this. Alternatively, if the support you require is with domestic tasks such as learning how to clean, to shop and to prepare food for example, you can contact the Customer Services Centre on 08458 727374.

Q. Where can I get support on the benefits and money for rent support and everyday living?

A: The Citizens Advice Bureau (see 'Useful Information' at the back of this document) will provide advice and support about disability benefits, and benefits for everyday living. The District Councils (Hambleton or Richmondshire) will provide advice and support with benefit for rent support.

Q: What age do you have to be to have a tenancy?

A: The legal age at which a tenancy may be granted is 18 years old, as the person is deemed responsible and as having legal capacity. However, tenancies have been given to people who are under 18 years old under special circumstances. These circumstances are usually where the person is unable to find any other suitable accommodation and have the involvement and protection of social services, who may be asked to act as guarantors for the individual concerned.

Q: Our son/daughter is very unhappy where they are. What rights do we have?

A: Disabled people or their carers can request a care assessment, which Social Services have a duty to carry out. Local authorities also have a duty to meet the assessed needs of the disabled person. Social Services must consult and involve the housing authority (which may be a district council and therefore not the same as the Social Services authority) where there are housing issues. Local authorities should take account of the wishes of the disabled person and their carers and relatives. However, how the assessed needs are met is a matter for the authorities. Most Social Services departments struggle with their budgets. They are not obliged to give a particular solution that a disabled person might prefer, where they lack resources to do so. However, the best, most imaginative local authorities will certainly want to try and meet the needs of each individual and also their aspirations and are increasingly extending the range of possibilities that they make available or support. If you are unhappy with the assessment or the solutions offered you can request a new assessment or seek to negotiate better solutions or appeal.

Useful Information

Employment / Volunteering and Education



Elder House
East Road
Northallerton
DL6 1NG

01609 852300

Support and advice in job seeking
and application.



Supported Employment Service

White Rose House
Thurston Road
Northallerton
DL6 2NA

01609 535335

Support in finding employment.

Adult and Community Education

01609 533900

Wide range of education services for people
with different levels of abilities.



Community House
10 South Parade
Northallerton
DL7 8SE

01609 780458 (Monday - Friday 9am - 4pm)

The Volunteer Centre provides a wide range
of services for both volunteers and volunteer
involving organisations.



Grammar School Lane
Northallerton
DL6 1DD

01609 773340

Range of courses available with
accessible resources

Uniform Services



72 High Street
Northallerton
DL7 8ES
0845 6060247



Northallerton Fire Station

Crosby Road
Northallerton
DL6 1AB
01609 751010



Friarage Hospital

Bullamoor Road
Northallerton
DL6 1JG
01609 779911
Hospital and A and E

Leisure



Stone Cross
Northallerton
DL6 2UZ
01609 777070

Hambleton Leisure Centre offers fantastic leisure facilities for all



Northallerton Library

1 Thirsk Road
Northallerton
DL6 1PT
0845 034 9506 (lending library)
0845 034 9507 (reference library)
Open from 9am Monday - Saturday



The Applegarth Car Park
DL7 8LZ

01609 776864

Tourist information for the Northallerton Area.

Breathing Space

Goosecroft Lane
Northallerton
DL6 1EG

01609 779 420

Organised activities including evening/
weekend outings and weekends away.

The Ship

Zion Hall (Behind Zion Church)
Northallerton

Contact Maggie Stockport (CSI) for more
information
01609 536780

Travel Services



Arriva Travel

0871 2002233

arrivabus.co.uk

Bus services across North Yorkshire, see tourist
information for bus routes and timetables.

Gateway

Mowbray Gateway Club
Goosecroft Lane
Northallerton
DL6 1EG

Contact Karen Jack Social and Leisure Group
for adults with learning disabilities - 01609
770458

Every Friday evening 6pm to 8.30 pm. Term
time only.



Hambleton Strollers

01609 771624

Walking for Health. A variety of group walks
available in the area.

Northallerton High Street

A wide range of supermarkets, charity shops,
cafes, shopping facilities and market stalls.



Dales and District Bus Service

01677 425203

dalesanddistrict.co.uk

Bus Service across Yorkshire Dales. See tourist
information for bus routes and timetables.

Finances and General advice



Elder House
East Road
Northallerton
DL6 1NG

0800 055 6688 / 01609 852300

Wide range of information and services, like benefits, loans and grants.



Victoria Road
Richmond
North Yorkshire
DL10 4AS

0800 055 6688 / 01748 542200

Wide range of information and services, like benefits, loans and grants.



277 High Street
Northallerton
DL7 8DW

01609 777 511



52-54 High Street
Northallerton
DL7 8EG

01609 760950

Help people resolve their legal, money and other problems



159-160 High St
Northallerton
DL7 8JZ

0845 034 9571

Offer information and advice you need to make the decisions and choices in your life.



The Market Place
Richmond
DL10 4JJ

01748 829462

Offer information and advice you need to make the decisions and choices in your life.

Local Stores (food/furniture)

Richmond & Hambleton Furniture Store

Brompton Road
Northallerton
DL6 1DY

07801 591 981

Helps people on low incomes buy household items that have been donated from the public



Sandown Way
Stockton-on- Tees
TS17 7BT

01642 679 447

Great shopping - just off the A66

The ASDA logo is written in a bold, green, sans-serif font.



The Sainsbury's logo is written in a bold, orange, sans-serif font.

The TESCO logo is written in a bold, red, sans-serif font with a blue horizontal bar below it.

Local Food Stores

Across the Northallerton area there are many local supermarkets and food stores in and around the High Street at reasonable prices

Housing / Tenancy advice and Support Services



Broadacres Housing Association

Mount View
Standard Way
Northallerton
DL6 2YD

General: 01609 767900 (24hrs)

Tenants: 0800 5875291 (24hrs)

Homes for rent, shared ownership and sale.
Provide a range of support services to different client groups.



C.S.I Northallerton

White Rose House
Thurston Road
Northallerton
DL6 2NA

01609 536787

C.S.I Richmond

Swale Dale House
Colburn Business Park

01609 798358

Community Support and Information Services

Telecare

0845 034 9410

Customer service centre, social care enquiries

Uses a range of sensors, matched to your individual needs to assist you to live at home, if you are vulnerable and need support



Key House

35 Westgate
Thirsk
YO7 1QR

01845 521458 10am to 1 pm

Monday, Wednesday and Friday

Free independent and confidential legal advice on housing, debt and welfare benefits.



82 South Parade
Northallerton
DL7 8SJ

01609 779184

Housing and care homes



Housing Options

york.gov.uk/housing

Housing Options Customer Services
Library Square
York
YO1 7DS

01904 554500

Help or advice with housing.

Councils / Local Authorities



Customer Services Centre
County Hall
Northallerton
DL7 8AH

08458 727374

Help and advice accessing Council Services.



Civic Centre
Stone Cross
Northallerton
DL6 2UU

0845 1211 555

Health and Social Care Services



Swale House
Frenchgate
Richmond
DL10 4JE

01748 829100

Provide accommodation for rent and link with Housing Associations for shared ownership schemes.

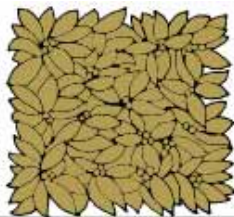
Estate / Letting Agents



72 High Street
Northallerton
DL7 8EG

01609 777125

Estate Agents Thirsk and Northallerton



ian bebbington

4-5 Town Hall
High Street
Northallerton
DL7 8QR

01609 760333

Estate agent, covering Northallerton and North Yorkshire



75-76 High Street
Northallerton
DL7 8EG

01609 775 431

3 - 5 King St
Richmond
DL10 4HP

01748 850 341

Estate Agents

STANTON MORTIMER

PROPERTY CONSULTANTS

80/81 High Street
Northallerton
DL7 8EG

01609 773 004

Estate Agent and Property Consultant Services



229 High Street
Northallerton
DL7 8LU

01609 777 710

26 Market Place
Richmond
DL10 4QG

01748 825 317

Residential and commercial properties



Stamford House
65 High Street
Northallerton
DL7 8EJ

01609 777757

House Sales and Lettings



27A Market Place
Richmond
DL10 4QG

01748 822 525

Estate Agents

Health



0845 4647

24hour health advice and information service



Hambleton & Richmondshire *Advocacy*

Hambleton and Richmondshire advocacy
277 High Street
Northallerton
DL7 8DW

01609 778652

An advocacy service for people over the age of 16 living in the Hambleton and Richmondshire area

Community Learning Disability Team

Gibraltar House
Thurston Road
Northallerton
DL6 2NA

01609 751356

Health and Social Care Services

Housing Associations in Hambleton and Richmondshire



Broadacres House
Mount View
Standard Way
Northallerton
DL6 2YD

0800 5875291

info@broadacres.org.uk

Property throughout the district

Accent (N.E.)

2nd Floor
202-206 Linthorpe Road
Middlesbrough
TS1 3QL

0845 6780574

Property in Stokesley, Leeming Bar and Northallerton.



32 New Lane
Selby
YO8 4QB

0845 270 1088

Property in Thirsk, Selby, Leeming and Easingwold (Some areas restricted to over 55's or exclusively local people)



Home Housing Association

Knight House
2 Sandbeck Court
Wetherby

Property in Stokesley, Catterick, Great Ayton, Richmond, Brompton on Swale, Great Smeaton, Trinity Park (Northallerton), Thirsk and Chopgate



Muir Housing Association

Raja Khan
01928 728000

Property in Brompton and Northallerton



Ryedale Housing Association

Leat House
Norton
Malton
YO17 9DS

01653 600300

Property in Great Ayton



Sanctuary House
 Unit 15
 Killingbeck Drive
 Leeds

01132 350686

Property in Coxwold, Nosterfield, Knayton
 and Thirlby



Rivers House
 63 North Ormesby Road
 Middlesbrough
 TS4 2AF

01642 261100

Property in East Harlsey, Hackforth and
 Crakehall and for elderly in Northallerton
 and Stokesley



154 New Bridge Street
 Newcastle upon Tyne
 NE1 2TE

0191 261 4774

Property at Seamer



**Railway Housing Association and
 Benefit Fund**

Bank Top House
 Garbutt Square
 Neasham Road
 Darlington

01325 482125

Property for over 40s at Romanby



Hambleton and Richmondshire Local Area Group,
Mencap Centre, Goosecroft Lane, Northallerton DL6 1EG

Tel: 01609 778894