

Housing and Housing Support Services for Young Disabled (SEND) Children Transitioning to Adulthood

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1. Introduction

- 1.1. The Local Offer is information for parents/carers of young people with special educational needs and/or disabilities. It explains the support we offer in Haringey for those young people as they prepare for adult life and may begin to think about who they want to live with, where they want to live, how they will be supported to live independently or semi-independently. This local offer fact sheet is intended to provide useful information and advice so that carers and young people can better understand their options.

2. Haringey Council - Housing Strategy Commitments

**Please note the following should be updated after Cabinet adopt the new Housing Strategy in late summer 2023*.*

- 2.1 The Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home. This Council is developing a new **Housing Strategy to try to achieve that. We have consulted with Haringey's residents** and found widespread support for the new approach set out in the Draft Housing Strategy.
- 2.2 The Draft Strategy makes a number of commitments that we expect the Council to formally adopt in July 2023. These include Commitments to increase the number of genuinely affordable homes in Haringey, including by building 3,000 new Council homes by 2031. We will continue to build one-bedroom Council homes – but not bedsits or studios. 10 per cent of the new homes the Council directly delivers over the next five years will be supported housing. 20 per cent of our new Council homes will be wheelchair adaptable and designed through the Bespoke Housing Programme specifically around the individual needs of disabled households on the housing register.
- 2.3 Genuinely affordable and secure homes for rent are provided by Housing Associations as well as by the Council. They are allocated and let through the **Council's Housing register. More than 12,000 households are waiting on the Council's Housing Register** for social housing; and every year, less than 200 social homes are let. The number of lettings will increase because we are making sure that new social homes are built, but the Council has to make difficult decisions about who gets these homes. The Draft Strategy commits to consulting on a new housing allocations policy to ensure that social homes go to those who need it the most.
- 2.4 **More than a third of Haringey's residents rent their home from a private landlord.** Our Draft Housing Strategy commits us to working in partnership across the borough to ensure all privately rented homes are decent and safe. And we will make sure that private renters understand their rights and know how to exercise them.
- 2.5 **The Draft Strategy commits to rebalancing the Council's existing supported housing** so that it better meets the needs of our vulnerable residents.

3. Housing Support Services (HRS)

- 3.1 Housing-Related Support (HRS) (previously known as Supporting People) helps **Haringey's most vulnerable single adult residents build independent lives**, in appropriate and safe housing, with the support from all services available to help them achieve their goals and vision of a good life.
- 3.2 Housing-related support is a non-statutory provision and is provided free of charge to those who need it. This means that Haringey Council does not have to provide HRS services but chooses to invest in them because supporting vulnerable residents to navigate risks and issues around housing, homelessness and rough sleeping is a key priority.
- 3.3 What can Housing-Related Support help with?
- Finding somewhere to live and setting up a home.
 - Accessing specialist and supported housing
 - Dealing with rent arrears, debt, and budgeting
 - Learning tenancy and domestic skills to help you stay independent.
 - Building new relationships and connections in your local area
 - Applying for benefits you are entitled to.
 - Making plans to help manage risks and vulnerabilities you experience.
 - Finding education, training and support you to get a job.
 - Signposting to specialist services who can help with your health and care needs.
 - Introductions to floating support, financial support, Connected Communities, and other community help.
 - Advice and guidance and help navigating local services.

4. Homelessness Prevention Support

- 4.1. Floating support services are free, confidential, and work to achieve outcomes that help residents to either prevent or respond to a range of issues that might lead to housing difficulties, such as eviction or homelessness, unemployment or hospitalisation. **You may approach these services directly to access help and support.**
- 4.2. **Our services work alongside you to achieve your version of a 'good life' whilst maintaining or maximising your independence.** Floating support services can help with:
- housing and homelessness – finding a suitable property, moving in, maintaining the tenancy.
 - money, benefits, debts and rent arrears – applying for benefits, setting up utility bills, conducting financial reviews.

- health and wellbeing – physical health, mental health, sexual health, substance, and alcohol needs
- employment, education, and training – including ESOL and [Beam Homeless Social Enterprise \(external link\)](#) which provides end-to-end, personalised support into skilled, secure, well-paid jobs.
- socialising and connecting with your community.
- accessing other support, such as occupational therapy or childcare

4.3. Please find below information for each specialist service:

- For single adults and couples without children: [Riverside – Engage Haringey \(external link\)](#)
- For families: [Riverside – Engage Haringey \(external link\)](#)
- For mental health support needs: Email the Peabody Trust at: haringeymhfloatingsupport@peabody.org.uk

4.4. [Key Ring \(external link\)](#): Support for people to achieve their full potential using the KeyRing Network where people share skills and become valued members of their local community.

4.5. [Vibrance \(external link\)](#): provides care and support to people with learning and physical disabilities, mental health issues and autism including employment support and travel training.

5. Allocation of new homes to Band A Tenants

5.1 There is a high demand for Council and Housing Association homes in Haringey. As of August 2023, current wait times are as shown:

Average time to rehouse	Size of Accommodation				
	Studio	1	2	3	4
Band A	4 months	1 year 4 months	2 years 4 months	4 years 6 months	4 years 7 months
Band B	6 months	2 years 3 months	7 years 6 months	11 years 3 months	12 years 7 months

5.2 Allocation of new homes to Band A applicants is undertaken by the Housing Registration Team, who work with healthcare and social care professionals to ensure that the necessary adaptations can be made to the properties. Band A is for those applicants who have the most urgent or critical housing need. All

5.3 All applicants will be placed in the appropriate Housing Needs Band based on an assessment of their needs. This will ensure that the Council let homes to those in the highest assessed need and ensure that they meet their legal obligations.

5.4 The law sets out five categories of applicants to whom the Housing Allocations Policy must give reasonable preference:

- Applicants who are homeless (within the meaning of Part 7 of the Housing Act 1996) or threatened with homelessness and have been assessed by the council as being owed the duty arising under s195(2) of the Housing Act 1996 (**‘the prevention duty’**), and the council has not brought that duty to an end.
- Applicants who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) of the 1996 Act (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by such authority under section 192(3).
- Applicants occupying unsanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.
- Applicants who need to move on medical or welfare grounds (including grounds relating to a disability).
- Applicants who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others).

5.5 Every application received by the Council will be considered according to its facts. **Because every applicant’s situation is different, applications will be considered on an individual basis and individual circumstances will be taken into account.**

6. Referral/application process

6.1 All applicants seeking social housing in Haringey must apply through its Housing Register. To join the Register please visit our [Housing Register page](#). A separate housing register and banding system is in place for those in need of Supported Housing (see point 11 below).

6.2 Applicants are required to re-register their housing application once a year, in order to confirm that they still want to be considered for housing. In addition, to keep the Housing Register up to date, applicants may be contacted to see if they still want help with housing.

6.3 For the full Housing Allocations Policy 2015 amended February 2021, please visit [Housing Allocations page](#).

7. Bespoke Housing Programme

- 7.1 The Bespoke Housing Programme exists to provide suitably adapted accommodation for Tenants on Band A, including those with additional mobility requirements and autism. To date, 30 homes have been allocated and 5 have been occupied, with a further 40 adaptable homes remaining to be allocated in 23/24. Each allocation is accompanied by a full Occupational Therapy (OT) assessment, and prescribed adaptations are carried out as part of the construction contract by which the property is being built to maximise cost efficiencies for the Council and minimise disruption to Tenants. New homes, by the nature of the Planning and Construction process, do take some time to come to fruition, typically 3 years from inception to completion.
- 7.2 Examples of adaptations implemented recently include the installation of ceiling track hoists, wet rooms, additional height adjustable kitchen units, remodelling of bathrooms to meet individual **tenants' mobility and personal care requirements**, changes to door furniture for tenants with additional mobility issues and specialist kitchen and bathroom equipment to facilitate the greatest level of independent living.
- 7.3 **Referral/application process:** Allocation of new homes to Band A Tenants is undertaken by Housing Demand, in conjunction from OT's and other healthcare and social care professionals to ensure suitable adaptations can be made. To refer to the bespoke Housing Programme, applications must be submitted via the [Housing Register](#) as described above.

8. New Build General Needs Units Coming

- 8.1. The Council has committed to building 3,000 new Council Homes by 2032, of which 1,500 are currently completed, on site, or consented and awaiting a start on site. The new build general needs units are designed to meet the needs of a range of individuals, including young disabled (SEND) children transitioning to adulthood. The majority of the new housing stock being constructed by the Council is accessible and would be entirely suitable for Learning Disabled (LD) tenants who are not wheelchair users.

9. Pipeline Supported Housing Capital Projects

- 9.1. The Council has several supported housing capital projects in the pipeline that are designed to meet the needs of young disabled (SEND) children transitioning to adulthood. These projects include the refurbishment of existing properties, the development of new supported housing schemes, and the provision of floating support. All the projects are designed to meet the needs of the individual and are tailored to their specific requirements.

10. Social Lettings Quotas

- 10.1. At least 10% of the new housing stock being constructed by the Council is accessible and would be entirely suitable for LD Tenants who are not wheelchair

users. At least 10% of the new stock will also be fully wheelchair accessible and adaptable. Examples of adaptations implemented recently includes:

- The installation of ceiling track hoists,
- Wet rooms,
- Additional height adjustable kitchen units,
- Remodelling of bathrooms,
- Changes to door furniture,
- Specialist kitchen and
- Bathroom equipment to facilitate the greatest level of independent living.

10.2. Referral/application process: To access social lettings quota, applications must be submitted via the [Housing Register](#) as described above.

11. Supported Housing

11.1. The Council has a range of supported housing services available for young disabled (SEND) children transitioning to adulthood. These services are designed to help individuals develop the skills and confidence they need to live as independently as possible.

11.2. The supported housing services includes:

- Supported living,
- Shared housing, and
- Floating support.

11.3. All of the services are designed to meet the needs of the individual and are tailored to their specific requirements. More information can be found online here: [How to be referred to supported housing | Haringey Council](#)

11.4. Referral/application process to HRS Supported Housing

11.5. Referrals to supported housing commissioned by Housing Related Support are processed by the Housing Needs team. If you or someone you know is homeless or threatened with homelessness within 56 days, complete the housing referral form below, requesting an assessment under the Homelessness Reduction Act. [Complete the housing referral form](#)

11.6. Public authorities should use the form on the Duty to Refer page to refer service users they believe to be homeless or threatened with homelessness. All new applicants will then be assessed for housing eligibility, local connection, and vulnerability. To access the pathway, residents must have recourse to public funds and a local connection to the borough. Evidence will be required by Housing Needs.

12. HRS Youth homelessness services

12.1. Provides a range of services for young people experiencing homelessness including:

- specialist supported accommodation for young women and LGBTQ+ young people.
- Housing First for young people and care leavers with complex needs
- family mediation and reunification service which provides early intervention to prevent young people from becoming homeless and estranged from their families.
- unaccompanied asylum-seeking children (UASC) accommodation

12.2. Please note that only the Young Adults Service can refer to Housing First, UASC and the Family Mediation Service.

13. Housing options for council and housing association tenants

13.1. You can apply to swap your home with another tenant through a Mutual Exchange. You may be eligible for the Housing Moves scheme, which enables tenants who need to move to other London boroughs. More information is available here: [Exchange your council home | Haringey Council.](#)

14. Advice for private tenants

14.1. If you are a private tenant Haringey Council can provide advice or information about your legal rights as a tenant on repairs, rent, security of tenure, deposits, harassment and illegal eviction. Please see our page online here: [Housing Advice | Haringey Council.](#)

15. Looking for private rented housing

15.1. Renting from a private landlord offers the quickest and most flexible housing option for most people. Over 25% of Londoners live in the private rented sector, which can provide a good quality home in the area of your choice. The quickest way to find a property is online, on property search websites. You can easily search for the exact area you want and arrange viewings on websites. **If it's hard for you to look for a property online you could visit local estate agents. It's also worth asking friends and family and checking local noticeboards and newspapers.**

16. Low-cost home ownership

16.1. Even if you cannot afford to buy a home in London, where prices are high and rising, if you are working you may be able to buy on a shared ownership basis, where you purchase a share in a property and pay rent to a housing association or a local authority on the rest. More information on Shared Ownership can be found here: www.gov.uk/shared-ownership-scheme

17. Advice for homeless people

17.1 **If you're at risk of homelessness within the next 56 days then get in touch as soon as possible so we can help prevent you becoming homeless.** You can do this via your Social Worker, if you have one, or online using our Housing options self-referral

form. You will need an email address to complete the [housing referral form](#), and it should take about 10 minutes.

17.2. For more information, you can call Customer Services on 020 8489 1000 or 020 8489 0000 out of hours (including weekends).

17.3. In person: you can also visit one of our Customer Service Centres:

Marcus Garvey Centre - Library and Customer Services
Tottenham Green Pools and Fitness
1 Philip Lane
Tottenham
N15 4JA

or

Wood Green Library and Customer Services
187-197A High Road
Wood Green
N22 6XD

18. Lifeskills App



18.1. The Council has developed a Lifeskills App to help young people transitioning to adulthood learn the skills they need to live independently. The app includes a range of resources and information on topics such as cooking, cleaning, budgeting, and personal care. The app is designed to be easy to use and accessible to all, and it can be accessed on a smartphone or tablet.

Referral/application process: No referral is required. This application is downloaded direct to your phone.

- [Webpage to download the Apple app.](#)
- [Webpage to download the Google app.](#)