



Devon Home Guide

For adults with learning disabilities and their carers



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1. About this guide



This guide is for people with learning disabilities and their carers living in Devon.



This guide will help you find out about:



- Different housing choices



- What can be good, or not so good about each choice?



- Who to ask if you want to move



- Finding out about the support you can get to live safely on your own in your new home.

2. Why do you want to move?

	<p>It is important to know why you want to move.</p>
	<p>Things to think about before you move:</p>
	<ul style="list-style-type: none">• Where you want to live and the kind of house you need?
	<ul style="list-style-type: none">• The people you want to live with.
	<ul style="list-style-type: none">• If you need transport
	<ul style="list-style-type: none">• What you want to do with your time.
	<ul style="list-style-type: none">• The support and care you need.
	<ul style="list-style-type: none">• How much money you will have to live on and to pay for your support

3. Different housing choices

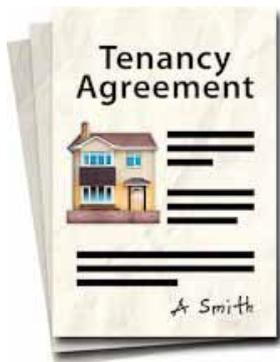
3a. Renting Social Housing



This is low cost housing provided by housing associations or councils to people with low incomes or special housing needs.



You need to be on the Housing Register – a list for people who want somewhere to live. This is called '**Devon Home Choice**'.



When you rent a property you will be asked to sign a tenancy agreement. This tells you what you can and can't do in the house (like making noise or having a pet.)

Tenancies in social housing are called 'secure'. This means that you can stay longer and have 'rights'



The cost of renting is usually cheaper and you can get help with repairs to your home.



If you need to move again there may be other homes available.

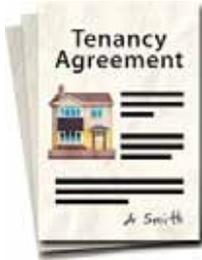
3b. Renting from a private landlord

	<p>Renting from a private landlord is when you live in a property owned by an individual or company.</p>
	<p>You do not need to be on the Housing Register (Devon Home Choice) to rent privately.</p>
	<p>You can find properties with private landlords in these ways:</p>
	<ul style="list-style-type: none">• Through an estate agent.
	<ul style="list-style-type: none">• Direct with the landlord through adverts in the local paper or shop.
	<ul style="list-style-type: none">• By word of mouth - speaking to someone you know.
	<p>The cost of renting from a private landlord can be more expensive and you may have to 'top-up' your rent. You can get help with repairs to your home.</p>
	<p>Some private landlords will not allow people on benefits to rent their property.</p>

3c. Shared ownership



Shared ownership means you buy part of your home from a housing association or charity. This is called a mortgage.



You also **rent part of your home** from the housing association or charity.



You must be sure that this is right for you as it can be difficult to go back.



You can make changes to your home, such as a stair lift or extension.



It can be expensive, as you may need to pay money for deposits and legal fees.



You may also need to “top up” the weekly payment to buy the house.



08000 121 333
www.mysafehome.info

3d. Supported Living and housing



You have your own home and support is built around you, rather than you fitting in to a service.



You choose where you live, who supports you and how you are supported. You can live alone, or with other people.



Support can be set up in any house that you rent or buy, or in supported housing projects, usually organised by a housing association or a charity.



Supported housing can be a shared house, or a group of individual flats, sometimes called 'cluster flats'.



There can be staff support in the building.



Sometimes there are shared eating and social facilities, but not always.



Some places have a way of contacting the housing association in an emergency, like a pull chord or speakerphone.

3e. Shared lives or adult placement



Shared lives or adult placement is when you live in a home with a family and they provide your support.



You will share in the life of the family becoming part of it – a family who can give you the support you need.



You will not be living with a lot of other people - only 3 people can live with the family.



Some of your benefits go towards paying to live with the family.

3f. Residential care



Residential Care provides housing together with support and care all the time.



You can only move into residential care if you need personal care, as well as day and night support.



You have your own bedroom and share other rooms like the kitchen and lounge. You cannot choose who you live with.



Registered care homes can vary from small houses to large homes within the community



Residential care also includes all parts of a person's daily life including meals, regular routines, activities, and holidays. The fees cover all of this.



You will not get housing benefit if you live in a care home, but you will get other benefits for daily living. You pay some of this to the home.



The rest of the costs of the care are paid by Devon County Council through your personal budget. (Look at page 14)

4. Living on your own



Living on your own means that you make choices about what happens in your home.



You can choose who comes into your home.



You are more alone and have privacy.



You do most jobs on your own, like cleaning and cooking.



Living on your own can be lonely, it is not for everybody.



Some people may not be able to live alone if they need a lot of support. They will need to look at other housing choices.

5. Living with other people



Living with other people can be easier than living on your own, especially if you are moving for the first time.



Living with other people means that you have your own bedroom, but share the rest of the home with others.



You may have to share the kitchen, bathroom and lounge.



You may share jobs such as cooking, cleaning and paying the bills.



Sharing a house can be cheaper as you share the bills. You can also share some support.



You need to respect other people in the home.



You may have less choice about what happens in the home.



Sharing is easier if you get on with the other people in the house. It can be fun!

6. Finding people to share your home



Ask friends or people you know and like.



Ask an advocate or a health or social care worker.



Ask support providers.

7. Support to live in your home



If you think you need support, the best person to speak to is a Social Care worker (care manager.)

An advocate, health worker or support provider may be able to help.



- A care manager can help you decide what you want and can help plan how you would like to be supported.
- They can arrange for you to learn ‘living skills’.



They will talk to you about the things you need help with. This is called an “assessment of needs.”



The assessment will tell you;

- whether you are entitled to social care support
- What support you need



It also tells you how much money you have for support. This is called a ‘personal budget’.



You may find some homes will need more money for support than you have and you may have to think about other choices.

8. Useful information

8a How to register with Devon Home Choice

	<p>An on-line application form on the website needs to be filled in: www.devonhomechoice.com</p>
	<p>There is help on the website, like fact sheets and information links.</p>
	<p>You can also telephone your local council to talk about Devon Home Choice. The numbers are at the back of this guide.</p>
	<p>Some council websites have audio and video about how Home Choice works and how to apply. The websites are at the back of this guide.</p>
	<p>You can get paper copies from your local Learning Disability Team or local housing department. The numbers are at the back of this guide.</p>

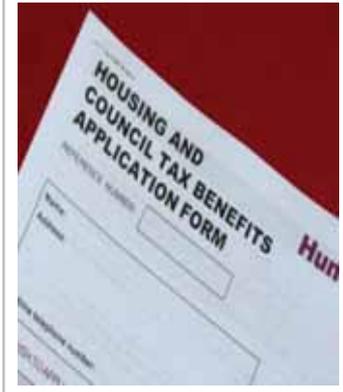


8b Fact sheets and other information

	<p>There are fact sheets about the different housing choices: www.devon.gov.uk/factsheets</p>
	<ul style="list-style-type: none">• Shared ownership• Supported living• Shared lives (adult placement)• Residential care• Choosing housing and affordable support
	<p>There are also fact sheets about how to get social care support to help you live safely in your home:</p>
	<ul style="list-style-type: none">• Social care for adults explained• Making a personal plan• 'Fair Access to Care Services' assessments of your 'eligible needs' (what social care support you will get)• Personal budgets
	<p>If you live in Plymouth or Torbay you will have to talk to them about your care support. Their contact details are at the back of this guide.</p>
	<p>For all other areas in Devon please visit: www.learningdisabilitydevon.org.uk</p>



8c. Benefits you may get if you rent with a private landlord, housing association, or live with a 'Shared Lives' family

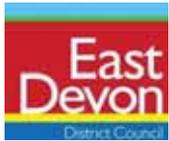
	<p>Housing Benefit – to pay your rent or some of your rent.</p>
	<p>Council Tax exemption – so you do not have to pay council tax.</p>
	<p>There are a number of other benefits – that will pay for your daily living costs.</p>
	<p>Not everyone gets the same benefits. It depends on your needs and things like whether you can work.</p>
	<p>The best way to find out about the benefits you may get is to contact the Citizen's Advice Bureau.</p>
	<p>A health or social care worker can also help you.</p>



8d. Costs you may have to pay if you rent with a private landlord or housing association

	<p>A deposit maybe needed before you move in (usually one month's rent) – Only for Private Renting.</p>
	<p>Household bills – such as electricity, water and food.</p>
	<p>Community or service charges – you may to have to pay towards your support costs, such as emergency lifelines, warden or Assistive Technology (AT).</p>
	<p>Rent top up – sometimes housing benefit does not pay all your rent.</p>
	<p>Cost of moving – furniture and personal items.</p>

9. Devon Home Choice contacts

	<p>East Devon District Council Council Offices, Knowle, Sidmouth, Devon EX10 8HL T: (01395) 517 469 E: devonhomechoice@eastdevon.gov.uk W: www.eastdevon.gov.uk/dhc</p>
	<p>Exeter City Council Civic Centre Paris Street, Exeter, Devon EX1 1JN T: (01392) 265 889 E: devonhomechoice@exeter.gov.uk W: www.exeter.gov.uk/devonhomechoice</p>
	<p>Mid Devon District Council Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP T: 01884 255 255 E: devonhomechopice@middevon.gov.uk W: www.middevon.gov.uk/devonhomechoice</p>
	<p>North Devon District Council Civic Centre North Walk, Barnstaple, Devon, EX31 1EA T: 01271 388 870 E: customerservices@northdevon.gov.uk W: www.northdevon.gov.uk</p>



Plymouth City Council

1st Floor, Midland Hse, Notte St, Plymouth, Devon,
PL1 2EJ

T: 01752 305 496

E: housingneeds@plymouth.gov.uk

W: www.plymouth.gov.uk/homepage/housing.htm



South Hams District Council

Follaton House Plymouth Road, Totnes, Devon,
TQ9 5NE

T: 01803 861 234

E: devonhomechoice@southhams.gov.uk

W: www.southhams.gov.uk



Teignbridge District Council

Forde House, Brunel Road,
Newton Abbot, Devon,
TQ12 4XX



T: 01626 361 101 or text 07768 808 160

E: devonhomechoice@teignbridge.gov.uk

W: www.teignbridge.gov.uk/devonhomechoice



Torbay Council

Pearl Assurance House ,101-107 Union Street,
Torquay, Devon, TQ1 3DW

T: 01803 208 723

E: devonhomechoicetorbay@sanctuary-housing.co.uk

W: www.torbay.gov.uk/housingregister



Torridge District Council

Town Hall, Bideford, Devon
EX39 2HS

T: 01237 428 849

E: devonhomechoice@torridge.gov.uk

W: www.torridge.gov.uk



West Devon Borough Council

Kilworthy Park, Tavistock, Devon,
PL19 0BZ

T: 01822 813 600

E: devonhomechoice@westdevon.gov.uk

W: www.westdevon.gov.uk/devonhomechoice



10. Devon Community Learning Disability Teams

	<p>East Devon Community Learning Disability Team Jerrard Wing, Honiton Hospital, Marlpits Lane, Honiton, EX14 2DE T: 01404 540 500 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>
	<p>Exeter Community Learning Disability Team Franklyn House, Franklyn Drive, Exeter EX2 9HS T: 01392 208 373 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>
	<p>Mid Devon Community Learning Disability Team Alexander Lodge, 5 Old Road, Tiverton EX16 4HQ T: 01392 381 122 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>

	<p>North Devon Community Learning Disability Team Abbotsham Road, Bideford EX39 3AT T: 01271 388 814 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>
	<p>South West Devon Community Learning Disability Team Delamore Park, Unit 4, The Barns, Cornwood, Ivybridge, PL21 2QP T: 01392 385 129 or 01392 385 103 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>
	<p>Teignbridge Community Learning Disability Team Ryefields, Avery Hill, Kingsteignton, TQ12 3QG T: 01392 388 338 E: via website (www.devon.gov.uk) W: www.learningdisabilitydevon.org.uk</p>
	<p>Citizen's Advice Bureau Web: www.citizensadvice.org.uk</p>

A big 'Thank You' to the following:

- Devon County Council Learning Disability Team
- Devon Home Choice Team
- Devon Link-Up Team
- Learning Disability Parliament
- Living Options
- South Hams Council Housing Team
- Teignbridge District Council Housing Team
- Total Communications
- West Devon Borough Council Housing Team

