

Housing Options For Applicants With SEND



Independent Living

Applicants with special educational needs and/or disabilities who are over 18 years of age living in the City of London for at least 2 years or housed elsewhere whose care plan is under the City of London Children's services may be eligible to apply for independent housing through the Housing Register.

To be eligible for social housing in the UK, applicants must meet the eligibility requirements set out in the Housing Act 1996. In short applicants must be UK citizens who are habitually resident in the UK, or EU citizens with settled or pre settled status or applicants from other countries who have leave to remain in the UK and recourse to public funds.

The following groups are not eligible to join the Housing Register:

- **people subject to immigration control**
- **people who only have the right to reside in the UK because they (or a member of their household) are a jobseeker**
- **people who are not habitually resident in the UK**
- **people who have a right to reside in the UK of less than three months.**
- **People who have No Recourse to Public Funds (NRPF)**

In addition to this, applicants for social housing cannot own property in the UK or abroad, either outright, as shared ownership or with a mortgage; applicants must have a connection to the City by living or working in the City of London for at least two years – applicants who were placed in another Borough by Children's services should maintain this local connection as would applicants who previously were family members of a household which meets the residential requirement of living in the City but who left for a stay in hospital, studying at University or serving in HM armed forces.

The housing available through the Housing Register is "general needs" housing, i.e. ordinary council housing, not sheltered or supported housing. The City has no supported accommodation available through the Housing Register. Supported housing covers a wide spectrum of options which can range from resident staff with 24-hour cover, to a visiting officer who comes to the property on an agreed number of days per month. If you need this type of housing you should discuss what housing options may be available with your social worker.

Sheltered accommodation is housing for older people: supported housing can be for any age. Sheltered is low support with a Scheme Manager onsite in weekday office hours. The only sheltered housing we have available is for people over the age of 60. If an applicant has needs which mean they need to live in a supported environment this will need to be provided elsewhere and would need to be discussed with their Social Worker and sourced and funded by Social Services.

Housing Options for applicants with Special Educational Needs and/or Disabilities

Supported Housing

Some young people are able to live independently in the community and some young people who have additional needs may need support to enable them to live as independently as possible.

Supported housing is accommodation with staff support to help manage a tenancy and maximise the young person's life skills and opportunities. Supported Accommodation can be short or longer term, according to individual needs, and is offered by specialist housing providers with expertise in supporting vulnerable people.

Parents, carers and young people (who are 18+ years) can discuss move on requirements with the City of London Social Work Team, who can support a referral for supported housing.

If you would like to discuss move on accommodation options for a SEND young person, you will need to contact your Social Worker and/or the Children's/Adults Social Care Team in the first instance, who will carry out a detailed assessment to see what type of accommodation is most suitable and work with you in regard to any transition needs.

For more information about Living Independently please see link below:

[Independence and living independently - City of London Family Information Service](#)

For further information and advice, the City of London Children's Social Care team can be contacted at:

Children's Services

Email: children.duty@cityoflondon.gov.uk

Tel: 0207 332 3621

Adults Services

Email: adultsduty@cityoflondon.gov.uk

Tel: 0207 332 1224

City Housing stock

The City has the smallest amount of local authority social housing in the capital. Only two of our estates are in the City: Golden Lane Estate near the Barbican and Middlesex Street Estate near Aldgate. Most of our housing stock is on our other estates in Hackney, Islington, Lambeth, Lewisham, Southwark and Tower Hamlets.

As a general rule, single people are eligible for studio properties unless they have dependent children who do not live with them but to whom they have access, or if they have specific medical needs which determine the need for additional space. This would be determined at the application stage. If applicants have need of extra space for storage of special equipment etc this information should be submitted as part of the application.

Studio flats are situated on both City Estates, Avondale Square in Southwark, York Way and Holloway Estates in Islington and a few units on our South Bank Estates.

For details of our Housing Estates please visit:

<https://www.cityoflondon.gov.uk/services/housing/housing-estates>

Partner agencies

Only one Housing association partner has properties in the City of London: Guinness Trust at Mansell Street. The City has nomination agreements with a few Housing association partners, this includes nomination rights to properties managed by Guinness Trust at Mansell Street and a few other providers in neighbouring Boroughs.

A Nomination Agreement is where a partner provider manages the housing but the City Housing Needs Team nominate the household who will live in the particular property. Nominations for these properties are managed through the Housing Register.

This may be an option if applicants want to live on a particular Estate e.g. Mansell Street Estate if their family or people who will provide support are already housed on this Estate.



Applying for Housing with the City

**The first step in applying for social housing with the City is to complete an application form. This can be obtained from the Housing Needs Team at: hadvice@cityoflondon.gov.uk
There is currently no online form to complete.**

Application forms can be requested by the applicant themselves, or on their behalf by a member of their family, their carers or their social worker. As by law, applicants must be at least 18 years old to hold a tenancy, applications would not usually be accepted before the individuals 18th birthday. Full details of any supporting documents which would need to be provided are included on the application form.

If an applicant has a social worker and has a Care Plan, following the submission of their application a meeting would normally be arranged between the applicant, their social worker and the Housing Needs Team to discuss the options which may be available for them in terms of housing.

Applicants living in independent accommodation will be assessed on their situation. If necessary medical assessment or additional assessment forms should be requested with the application form. These forms may also be sent out by the Housing Needs Team if they consider an assessment may be appropriate.

When a general application is received and once the application has been registered, applicants will be awarded points and can bid for properties on the City of London Choice Based Lettings website.

Applicants who are unable to bid for any reason can request to be on the bidding list and the Housing Needs Team will bid on their behalf. This would be discussed with the applicant following registration.

Partner agencies

Applicants who have lived in supported housing who are now ready and able to maintain a social tenancy in an appropriate manner will be made one direct offer of suitable general needs housing.

During the application process they will meet with a member of the Housing Needs Team, along with their Social Worker, to discuss their requirements. This would include discussions about where they may wish to live and give an indication of the likely timescales which would be involved.



Accessibility and adaptations

Most of the existing City housing stock is quite old and while newly built stock meets accessibility standards not all of our existing stock is accessible. Any adaptations which needed to be made would need to be discussed in advance of any placements. Issues around accessibility and adaptations would be discussed with social workers, occupational therapists and the applicant when they meet the Housing Needs team.

What to expect in a City of London property

At the start of a tenancy all city of London flats are completely unfurnished. There are no carpets, curtains, white goods or furniture. The property may have been decorated or it may have a decorating allowance which has to be claimed by the incoming tenant. If decorating a property could not be completed by the incoming tenant this would be discussed prior to the start of the tenancy with their family or social worker and the maintenance team would arrange for it to be completed. Gas and electricity safety checks will have been done and all essential maintenance to make it a safe habitable place. The new tenant has to arrange for their utility providers and to get bills put in their names.

Maintaining a tenancy

As City of London Housing is “general needs housing” on Estates, applicants must be able to maintain a tenancy - they may require support to do so, and this would need to be discussed with their social worker.

City of London tenancies

All City of London tenancies are “secure tenancies”. For the first twelve months after starting a tenancy the tenant is on an introductory tenancy. As long as they keep to the tenancy agreement, pay their rent and cause no anti-social behaviour they would normally become a secure tenant after a year in their flat. Once they are a secure tenant the flat is theirs for as long as they require it. Once they are a secure tenant, if their household has grown they could be eligible to apply for a transfer to a larger property, they can also register for a mutual exchange to another location.

Please direct any enquiries about the above to the Housing Needs Team:
hadvice@cityoflondon.gov.uk