



North Tyneside Council

Choosing a Home





My Own Home

Welcome to our easy read guide to finding a home in North Tyneside.

This guide has been written for and developed by people with a learning disability.

We hope it will help you think about the choices you have when looking for a new home.

We hope it will help you get in touch with the right person if you have any questions or need more help.



What's in the Guide?

- What kind of home do I want?
- Who do I talk to?
- Ways to get a home?
- What kind of support do I want?
- How will I pay for my home?
- Getting Help?
- Important Contacts?
- Words and What they mean?

How to use this guide

This guide will help you start to think about the choices you have about moving into your own home.

It will be useful if someone can talk with you about each area. This could be a family member, a friend or someone that supports you.

If you find a word hard to understand, it may be explained at the back of the book.





Thinking about what you want from a new home.

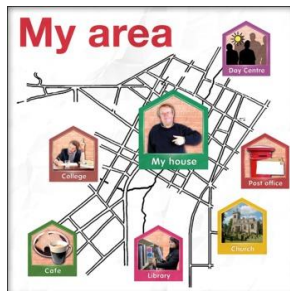
What kind of home do I want?

- Do I want to live in a house?
- Do I want to live in a flat?
- Do I need an accessible ground floor flat or a bungalow?



What else is important to me?

- Do I want to live on my own?
- Do I want to live with other people?
- Do I want to live near my family and friends?
- Is there an area I would prefer to live in?
- Do I want to be close to bus and rail services to get out and about?
- Do I want to be near the shops or my GP?
- Do I want to live near my work or places I go to in my free time?
- Do I need help with looking after my house, cooking or support with my money?
- Do I want a pet? Some properties don't allow pets so you will need to check.



Next steps – Who can help?

Different ways to get a home

There are different ways you can get a home.

This section will tell you about some of the most popular.



- Renting from a Social Landlord
- Renting from a Private Landlord
- Supported housing
- Shared ownership schemes or buying a home



Renting from a Social Landlord

Some housing providers will ask you to show them that you are a good tenant.

This means that you will look after your home and pay your rent on time.

There are different housing providers in North Tyneside. There are people that can help you register and look for the right home.

There is a list of Housing Providers in North Tyneside at the end of this guide.

Things to think about

Good things:



Social landlords are generally good quality landlords and may offer extra housing support for tenants with disabilities.

Social landlords can offer tenancies that give you security.

This means you can live in your home for a long time.

You only need to fill in one form to apply for social housing through Tyne and Wear Homes.



Within your rent costs there is sometimes something called a service charge – this is money that will pay additional services.

The rent charges are fair and some people can claim housing benefit.



Bad things:

Some housing providers have long waiting lists and you may have to wait a long time to find a house that meets your needs.

Some housing providers only have accommodation in certain areas.



Renting from a Private Landlord

You might want to rent from a private landlord.

Homes are advertised in the local newspapers, on the internet or at letting agents.



You have a wider choice of where to live but it can be more expensive.

The quality of landlords often varies so you could contact the Customer Service Network for more advice about accredited landlords.



Things to think about

Good things:

Lots of houses available and can be quick and easy to find what you want.

The Council works with the National Landlords Association and you can check if a landlord is an accredited and signed up to support people in the right way on their website.



There are lots of landlords and letting agents so make sure you chose one which is signed up to do things the right way. Examples of these organisations are included at the end.

This should make things safer.



Bad things:

Can be more expensive than renting from a social landlord.

You need to make sure that you have a good landlord – someone you can trust.

You will need money to be able to pay for a deposit.

This normally includes one month's rent and damage.

You cannot guarantee how long you will stay in your home.



Housing

You might want to live in supported housing

There are lots of different supported living schemes available in North Tyneside.



There are support workers that can help you in your home.

Lots of people develop skills to live more independently.

Things to think about

Good things:

You will have more opportunities to be as independent as possible.

Some people use supported housing as a 'stepping stone' to building confidence to be able to live independently in the future.

You may be able to claim for other benefits to help you with your housing costs.





Bad things:

Supported living is generally set up as two separate things – accommodation and support – it can be quite complicated to do.



Shared Ownership or Buying your own home

You might want to buy your own home.



You might need to borrow the money from a bank – this is called a mortgage.

You will need to pay the money back each month.



People with lower incomes may still be able to buy a home through a scheme called shared ownership.

This means you buy part of the property and pay rent for the other part which is usually owned by a housing association.



Things to think about

Good things:

You will have greater security and control of your home compared to a tenancy.

You may be entitled to benefits to help pay towards your mortgage (and rent if shared ownership).



Your home will be worth money.



Bad things:

Buying a house can be very complicated and some people find it stressful.

It can be expensive as you will need to pay solicitors and surveyors and pay for the cost of moving.

The value of your house can go down as well as up.



What kind of support do I want?

If you have a Social Worker they can help you think about what kind of support you want.



Do I want a support worker to visit me in my home?
This is called Outreach Support.

Do I want to live in my own home with carers who stay with me?

How will I pay for my home?

You will need to think about paying rent and the electricity, gas and water bills.

Housing benefit can pay some or all of your rent if you don't have a job, or don't earn much money.

You need to fill in a form before you get this.

If you need help filling in the form you can visit any of the Customer First Centres in North Tyneside.

You can go by yourself, or you can take somebody with you – a friend, a relative or a carer.





Getting Help

If you have a Social Worker you can talk to them.

You can get in touch with the Social Work team by calling

0191 643 2777

For general enquiries call 0345 2000 101



For housing enquiries call 0345 2000 102

For council tax and benefits call 0345 2000 104

Getting extra support – Key contacts

North Tyneside Customer First Centres: you can visit in person



North West: Killingworth
Bay
White Swan Centre
Citadel East
Killingworth
NE12 6SS

North East: Whitley
York Road
Whitley Bay
NE26 1AB

South East: North Shields
Northumberland Square
North Shields
NE30 1QU

South West: Wallsend
16 The Forum
Wallsend
NE28 8JR



Useful Contacts – Help & Advice

There are a number of charities who provide information and guidance including:



Mencap Learning Disability Helpline

The Learning Disability Helpline is an advice and information service for people with a learning disability, their families and carers.

Phone: 0808 808 1111

Email: help@mencap.org.uk

Website: www.mencap.org.uk

Disability



Disability North

Aims to protect inclusion, independence, and a choice for disabled people.

Phone: 0191 284 0480

Email: reception@disabilitynorth.org.uk

Website: www.disabilitynorth.org.uk

Social Landlords and Registered Housing Providers: Useful Contacts



Anchor Trust

Phone: 0845 140 2020

Website: www.anchor.org.uk



Bernicia

Phone: 0844 800 3800

Email: enquiries@bernicia.com

Website: www.bernicia.com



Habinteg

Phone: 0300 365 3100

Email: direct@habinteg.org.uk

Website: www.habinteg.org.uk



Home Group

Phone: 0345 141 4663

Website: www.homegroup.org.uk



Housing 21

Phone: 0370 192 4000

Website: www.housing21.co.uk



Karbon Homes

Phone: 0300 300 1505

Website: www.karbonhomes.co.uk



Places for People

Phone: 0191 211 3100

Website: www.placesforpeople.co.uk



Railway Housing Association

Phone: 0132 548 2125

Email: info@railwayha.co.uk

Website: www.railwayha.co.uk



Riverside

Phone: 0845 155 9005

Email: info@riverside.org.uk

Website: www.echq.org.uk



Tyne and Wear Homes

Phone: 0345 2000 102

Website: www.tyneandwearhomes.org.uk

Private Landlords and Letting Agents



National Landlords Association

Phone: 020 7840 8900

Email: info@landlords.org.uk

Website: www.landlords.org.uk



Residential Landlords' Association

Phone: 03330 142998

Email: info@rla.org.uk

Website: www.rla.org.uk



The UK Association of Letting Agents

Phone: 020 7820 7900

Email: info@ukala.org.uk

Website: www.ukala.org.uk



Association of Residential Letting Agents

Phone: 01926 496800

Email: help@propertymark.co.uk

Website: www.arla.co.uk



National Association of Estate Agents

Phone: 01926 496800

Email: help@propertymark.co.uk

Website: www.naea.co.uk

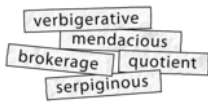


The National Approved Letting Scheme

Phone: 01242 581712

Email: info@nalscheme.co.uk

Website: www.nalscheme.co.uk



Words and What they Mean



Accredited Landlords – This means landlords that have signed up to support people in the right way. You can ask the Council for a list.



Assessment – This is our way of finding out what help you need.



Benefits – Money you get from the Government to help you live.



Care Coordinator – This the person who works with you to make sure you get all the help you need.



Care Providers – The person or people who you have been chosen to support you in your home or who have been asked to support you need.



Carer – a friend or relative or neighbour who helps make sure you are safe and well cared for.



Customer First Centre– A Centre run by North Tyneside Council that can give advice and help.



Direct Payments – Money paid to you so that you can pay for the help you need yourself.



Housing Provider – These provide low cost rented housing for people in need. Many also run shared ownership schemes where people who cannot afford to buy their homes outright can buy a share in their home.



Landlord – someone who owns a house and charges other people rent to live in it.



Key Worker – This is your named worker for Social Care and Health. They should be able to help you with any aspect of your life. Your key worker should give you their contact details.



Ownership – This is where someone who owns their home outright so does not have to pay rent.

Lots of the information in this guide was provided by Sunderland People First. Produced by Inclusion North

