



Housing Options for people
with a learning Disability in
Merton

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Housing options for people with a learning disability in Merton

Everybody needs a home; somewhere to relax and enjoy doing the things that they want to do; somewhere that is safe and secure.

We are all different and like to live in different ways; some of us like living in London, some of us like the countryside, some of us like lots of people living around us, some of us like our own space, some of us like to live near family, some of us like to live near our friends and some of us like to just try out different things.

Many people with learning disabilities get very little choice in where they live. Housing can often be based on someone's disability rather than who they are and what is important to them.

This booklet includes a range of housing options available in Merton. It is intended to be used as a starting point to help people with learning disabilities think about the range of housing options and which ones might work for them.

1. Living with your family



Lots of people in Merton choose to live with family members and enjoy the support and company of others within the home. Living with family can help to support you live the life you want, without having to worry

about paying the bills, doing the shopping or looking after your house. Being part of a family network can be very important to some people and they get lots of help to go out and about and be part of their community.

Sometimes, people with a learning disability live with family members because there are limited options, or because their families fear their loved ones will not be looked after as well somewhere else. For some people, other housing options are only thought about when it has become too difficult for them to remain in the family home.

The thinking ahead pack gives lots of advice and tools to families who want to think and plan ahead for the future about where and how their loved ones want to live.

[Thinking Ahead: a planning guide for families](#)

2. Having your own home

Having your own home means having independence; having your own front door key, doing what you want to do and choosing who you see and how you live.



If someone with a learning disability gets their own home whether they are renting, or own the home, they may also need help with things like cooking, cleaning, managing finances, learning to do things for themselves, making friends, getting a job and finding new things to do.

People receive support in a number of ways. Someone from the Merton Team for People with Learning Disabilities will help you to arrange your support. It could be via a direct payment, where you chose who your personal assistant is and what they need to support you with. Or a social worker may help you with organising your support through an agency or another organisation. You may also want to arrange for someone to come and live with you to support you; this is normally called a live-in carer. For more information on Direct payments, visit the Merton Website:

<http://www.merton.gov.uk/health-social-care/adult-social-care/directpayments.htm>

An assessment will help to identify your support needs and a support plan will detail how your support is arranged.

Someone can live in their own home on their own, or can live in their own home with a carer, or they can live in their own home with family and friends. Pages 9-10 explain different ways which people can get their own home.

3. Supported Living



Supported Living can be a confusing term as it is sometimes wrongly seen as offering less support than residential care. In fact, the model of supported living means that people with learning disabilities can

live in their own home with the appropriate level of support. There are many examples of people having 24-hour support with staff sleeping in or being awake at night.

If someone with a learning disability lives in Supported Living, they will have a tenancy agreement. If they received benefits, or are on a low income, they will normally be entitled to housing benefit to cover some or all of their rent. Taking on a tenancy means entering a contract. For more information on what this means for someone with a learning Disability and the Mental Capacity Act, please use the following link: [Tenancy Agreements for people with learning disabilities fact sheet - housingandsupport.org.uk](https://www.housingandsupport.org.uk/tenancy-agreements-for-people-with-learning-disabilities)

There are lots of organisations/providers that rent their properties to people with a learning disability. There are a number of examples of such schemes in Merton. All of these schemes offer support around people's housing and assessed care needs. If you receive personal care, the care provider must be registered with the Care Quality Commission.

A list of supported living options in Merton can be found on pages 11-12.

4. Shared Lives

The Scheme is for adults aged 18 years and over with a learning disability or with a mental health issue. The person is helped and supported by a Shared Lives Carer. They may be sharing their own house with you, or they may offer you floating support in another property. You may be offered somewhere to stay for a short break or somewhere to live for a longer period. Shared Lives Carers can help you to:

- Look after yourself
- Keep healthy and active
- Manage your money
- Share domestic tasks like cooking and cleaning
- Complete forms
- Understand letters
- Learn new skills
- Meet new people
- Enjoy hobbies/activities



Merton Shared Lives Scheme aims to make sure that you do all the things you want to do in your daily life and ensure that you have a family style environment in the local community and are supported by the Shared Lives team. It allows you to make your own decisions and think and act for yourself and be part of the local community.

When you have decided which carers are right for you, we will complete a service user plan and placement agreement with you, and with your friends and family if you want them to.

For more information, contact the Shared lives team on Shared.Lives@merton.gov.uk, Telephone: 020 8545 3900

5. Registered Care Home



A registered care home (or residential home) is a home that is set up especially for people who have a similar disability. It usually has staff there 24 hours a day. Most of

a person's benefits go directly towards paying for your housing, food, bills and care. You will receive a small personal allowance to pay for going out, clothes and toiletries. All care homes are registered with the Care Quality Commission (CQC).

If people have very specialised needs, care homes can be well equipped to support people in the best way. People who live in care homes will always have people around; however they may have little control over who lives with them and who supports them. When someone with a learning disability moves into a residential home, this is usually arranged through a contract between the council and the provider.

There is a list of local registered care homes on pages 12-13

6. Extra Care Housing



Extra care housing is for people over the age of 55 or 60 and offers a way of supporting people to live independently for as long as possible. It provides the security and privacy of a home of your own, a range of facilities on the premises, combined with

access to 24-hour care/support services if required.

There are a number of local Extra Care options listed on page 14.

7. Owning your own home

There are a number of ways which people with a learning disability can own their own home including:

- Inheriting a house
- Buying a house
- Through Shared Ownership, or HOLD scheme (Home ownership for people with long term disabilities)



Inheriting a house

Some people may be given a property by a family member, or may inherit the family home. This would mean that the person wouldn't have to move and would have long term security. Support could be arranged to help the person be independent in their own home. If it is intended to leave a person with a learning disability a family home, it is important to plan carefully for how this will be arranged. A trust can be set up to help the person manage and maintain the property and this would need to be organised through a solicitor. By visiting the Mencap website, you can find out more information about Trusts.

Buying a House

Someone may purchase a house if they have savings or an inheritance, a trust fund or they could take out a mortgage. In some cases people can get help to pay interest payments on a mortgage of up to £200,000 if they are receiving income support. This scheme is called Support for Mortgage Interest (SMI). This is to support the person with purchasing a home that is more suited to their needs as a disabled person. If people use their inheritance or savings to purchase a home, their benefits will not be affected. Some people

have trust funds. A trust can also manage all the details of owning a home on your behalf.



Shared Ownership

Shared Ownership means that a person buys part of a property and rents the other part, usually from a Registered Provider (still known as housing associations). The Registered Provider helps the person by letting them buy a share they can afford. This is between 25%, the minimum that can be purchased, and 75%, the maximum.

The person with a learning disability would then pay rent for the part they do not own. If the person is buying a smaller share, the mortgage cost goes down but the rent increases. The attraction of Shared Ownership is that the person can get nearly all the benefits of owning their own home including security without having to pay the whole cost; it is more affordable.

There are two types of Shared Ownership that people with a learning disability could be interested in:

- **New Build Homebuy:** Sometimes Housing Associations build new flats or houses and sell them to people who need them.
- You can buy a property that is for sale through an Estate Agent. This is called HOLD (Home Ownership for People with Long term Disabilities). For more information, contact My Safe Home on 08000 121 333 or go on the My Safe Home Website. You can also ring Merton Council's Housing Development Team on 020 8545 4151.

When you own your own home, you would be responsible for repairs and maintenance and would need to take out insurance to protect your home. In shared ownership, housing benefit can help with this.

Housing Options for people with a learning disability in Merton

Supported Living Placements			
Name of Establishment	Name of Provider	Description	Number of dwellings
Meopham Road, Mitcham	Choice Support	1 bedroom flats with separate bathroom, kitchen and living space .On 3 levels with lift, wheelchair access throughout, track hoists in some rooms, accessible garden. On site 24 hour support for people with complex needs, wake-in night support. Good transport links	8
Concorde House, South Wimbledon	Choice Support	1 bedroom flats with separate bathroom, kitchen and living space .On 4 levels with lift, wheelchair access throughout, track hoists in some rooms, accessible garden. On site 24 hour support for people with complex needs, wake-in night support	8
The Gables, Mitcham. Under development	To be confirmed	1 bedroom flats with ensuite bathroom, open plan bedroom, kitchen and living space with partial dividing walls. Communal kitchen/diner and lounge, activity room, sensory room, laundry room. On-site support, including sleep-in. For people with challenging behaviour needs. Sensory garden and patio area. Building redeveloped 2015/16.	7
Haslemere, Wimbledon	Merton Council Supported Living Team	Bedsits with kitchenette and ensuite bathroom. On site 24 hour support with wake-in night support. Communal kitchen and living area, garden. Good transport links.	8
Cliveden Road, Raynes Park	Merton Council Supported Living Team	Converted house with Self-contained flats with individualised support, no on site night support. One downstairs flat for person with mobility issues.	3
Durham Road, Raynes Park	Merton Council Supported Living Team	Converted house with Self-contained flats with individualised support, no on site night support, communal space and garden.	4
Doliffe Close	Merton Council Supported Living Team	Flats with separate bedroom and kitchen/living area for LD and PD, on site 24 hour support with wake-in night. Whole building fully accessible, lift, with balconies for all flats.	18

Queens Road, Wimbledon	Avenues	House converted to 2 flats with joint access, individualised support and garden.	2
Autumn Close, South Wimbledon	United Response	Own rooms with shared kitchen, bathroom and living areas, all wheelchair accessible, lift, 24 hour support, garden.	6
Crescent Road, Wimbledon	United Response	Own rooms with communal areas, 24 hour support. Downstairs wheelchair accessible, garden.	6
Malvern Close, Mitcham	Supreme	Own rooms with communal open plan kitchen/living area, 24 hour support, with sleep in night support. 1 room accessible for person with mobility issues.	4
Mitcham Park, Mitcham	National Mencap	On site 24 hour support with sleep-in night support. Own rooms, with communal bathroom and kitchen/living area, garden. Not accessible for wheelchairs.	5
Jesmond Close, Mitcham	Metropolitan	On site 24 hour support with sleep-in night support. Own rooms with communal bathroom, kitchen and living room. Not wheelchair accessible.	5
Wandle Supported Living Scheme, Mitcham	Wandle	Individual flats and rooms in communal houses with separate bathroom, kitchen, living rooms.	16

Residential Placements

Name of Establishment	Name of Provider	Description	Number of dwellings
Woodland Way, Mitcham	United Response	24 hour staff support with wake in night. All wheelchair accessible with lift, individual rooms with shared communal areas. Garden.	6
Meadowsweet Close, Raynes Park	Merton Council Supported Living Team	On site 24 hour support with sleep-in night support. Own rooms, with communal kitchen, bathrooms and living areas. All wheelchair accessible with lift. Garden.	6
Riverside Drive, Mitcham	Merton Council	On site 24 hour support with sleep-in night support. Own rooms, with communal kitchen, bathrooms and living areas. All wheelchair accessible with lift. Garden.	7
Haydon Park Lodge, Wimbledon	Independent	On site 24 hour support with sleep-in night support. Own rooms, with communal kitchen, bathrooms and living areas. Downstairs wheelchair accessible, garden.	9

Greenfields, Mitcham	Independent	On site 24 hour support with sleep-in night support. Own rooms, with communal kitchen, bathrooms and living areas. Downstairs wheelchair accessible, garden. 1 supported living flat and respite beds available.	9
Ashbrook House, Morden	Independent	On site 24 hour support with wake-in night support. Own rooms, with communal kitchen, bathrooms and living areas. Downstairs wheelchair accessible, garden.	9
Haydons Lodge, Wimbledon	Centrust Care	Two 3 bedroom units, each with kitchen, lounge and dining area. On site 24 hour support. Shared garden area.	6
Florence Avenue, Morden	CMG	On site 24 hour support with wake-in night support. Own rooms, with communal kitchen, bathrooms and living areas. Downstairs wheelchair accessible, garden. One supported living flat.	8
Acorn Residential Home, Mitcham	Independent	On site 24 hour support with wake-in night support. Own rooms, with communal kitchen, bathrooms and living areas, garden. Not wheelchair accessible.	8
St. Georges, Mitcham	Independent	3 bedroom house, with communal kitchen and lounge/dining area. Accessible downstairs room and accessible garden	3
Rosebank Lodge, Mitcham	Regard Partnership	On site 24 hour support with wake-in night support. Own rooms, with communal kitchen, bathrooms and living areas. Downstairs wheelchair accessible, garden.	15
Green Lane, Morden. - Due to close for refurbishment	CMG	Nursing Home for people with a learning disability and Mental Health issues. All bedrooms en-suite with communal kitchen and living areas.	5
Barons Lodge, Mitcham	Susash London Ltd.	Nursing Home for people with a learning disability, Mental Health issues and Physical Disabilities. 8 rooms have ensuite facilities. Shared kitchen, garden. Accessible for Wheelchairs.	21

Extra Care Supported Housing(for ages 55 and 60 and over)

Name of Establishment	Name of Provider	Description	Number of dwellings
Glebelands, Mitcham	Hanover Housing, home care provider- Merton Council supported living team	1 and 2 bedroom flats. Extra Care scheme with on-site care staff (24 hours / 7 days), non-resident management staff and community alarm service lift, lounge, dining room, laundry, guest facilities, garden, activities room, shop, hairdressing salon, Jacuzzi, assisted bathing facility, whole site accessible by wheelchair. Regular social activities Some meals available (lunch daily). Existing pets accepted. Rent (social landlord)	33
Pantiles, Merton Park	Housing 21	33 flats-1 and 2 bedroom Extra Care scheme with on-site care staff (24 hours / 7 days), non-resident management staff and community alarm service. Lift, lounge, dining room, laundry, guest facilities, garden, hairdressing salon, assisted bathing facility. Whole site accessible by wheelchair Regular social activities include film night, and Pets as therapy Rent (social landlord) and Shared Ownership	33
Trellis House, Colliers Wood	Sanctuary Group	42 flats, 1 bedroom Extra Care scheme with on-site care staff (24 hours / 7 days), non-resident management staff and community alarm service Lift, lounge, laundry, guest facilities, garden, activities room, library Whole site accessible by wheelchair. Regular social activities organised by co-ordinator. Rent (social landlord)	42

Useful information about Housing Options for people with a learning disability

- If you are thinking of moving and want some advice and support, please contact the Merton Team for People with Learning Disabilities on 0208 545 4529
- For further information on housing options in Merton and advice, please contact Housing Advice and Options on 020 8545 4709, Email: housingadvice@merton.gov.uk
- Housing Options and the Association for Supported Living have merged to create the Housing and Support Alliance (H&SA <http://www.housingandsupport.org.uk>). H&SA provides a free information and advice line to people with learning disabilities and families: it's phone helpline (0845 456 1497) is open Monday to Friday, 9am-4pm, or you can email anytime at enquiries@housingandsupport.org.uk
- Merton i provides an online resource of information including housing options in Merton <http://merton-i.merton.gov.uk/kb5/merton/asch/home.page>
- Choice, Contracts and Mental Capacity (2005). This is a guide written mainly for paid staff but families may find it both useful and interesting. It is available at: <http://www.housingandsupport.org.uk/site/hasa/templates/general.aspx?pageid=196&cc=gb>
- For further information about house ownership and discretionary trusts, see <http://www.housingandsupport.org.uk/ownership-through-a-discretionary-trust>

- My Safe Home is an accessible website for people with learning disabilities who want to get a mortgage
<http://www.mysafehome.info/>
- Foundation for people with learning disabilities: Thinking Ahead, planning guide for families.
<http://www.learningdisabilities.org.uk/our-work/family-friends-community/thinking-ahead/>
- Housing options and advice for older people(including people with a learning disability) <http://www.housingcare.org/>

If you have any comments about this booklet, please contact Heather Begg on 0208 545 4515, heather.begg@merton.gov.uk