

# English Housing Associations Housing People with Disabilities

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# Overview

- Role of Supported Housing Ltd
- Housing context for people with disabilities
- Why England
- English Housing Associations
- Advance Housing Assoc
- Liverpool Housing Trust
- Habinteg
- John Grooms Assoc
- People with disabilities
- Life time housing standards
- Issues

# Supported Housing Ltd

[www.shl.org.au](http://www.shl.org.au)

- Vision that people with a disability have access to high quality, secure affordable and appropriate housing
- SHL provides housing for people with disabilities who require support to live in the community
- 95% on Disability Support Pension or similar
- Mental health, chronic illness including HIV/AIDS, Intellectual disability, acquired brain injury, physical and sensory disabilities
- 575 Properties with 940 tenants
- Transitional housing, long term, single, shared, family, mixed equity partners including families and NGOs
- All properties have a signed partnership agreement guaranteeing sufficient support to assist tenant to live in community
- Housing Association – one of six in Victoria

# Supported Housing Ltd (cont)

- Tenancy management
- Asset management
- Project development
- Project management
- Property search
- Spot purchase
- Construction
- SHL \$13.m additional housing 05/07

# Housing People with Disabilities

- 18.8% of population with core activity restrictions
- 700,000 Australians on DSP with approx 20,000 applicants p.a.
- Welfare-to-work arrangements make it more difficult to access DSP and increasingly likely applicants will be on Newstart or Youth Allowance reducing income, personal security and housing outcomes
- 25% of people included in annual national homelessness services census have a disability
- DSP income of \$13,000 pa (social housing for income to \$35,000)
- To house people with disabilities requires provision of secure affordable housing close to public transport and services + formal support services provided to same location at the same time
- Pwd experience housing market failure (including the social housing market) with insufficient housing they can afford, lack of formal support and to little suitability modified stock

# Why visit England

- A response to the housing affordability crisis by Australian govts is to grow the supply of affordable housing through the development of Housing Associations (HAs) in preference to state housing authorities
- England has 40 yr history of HAs including transfers of large amounts of public housing to management by HAs
- How might housing associations develop in Australia and provide adequately for the housing needs of people with disabilities
- How to arrange care support to maximise independence
- Home ownership for pwd on low incomes
- Housing design standards
- Role of specialist disability housing associations

# Housing Associations in England

- 65B gbp of social housing including 35B gbp sourced from borrowings or private sector investment
- Housing Corporation funding available every 2 yrs
- Housing 50% funded by Housing Corp + 50% borrowing
- Foreign and UK banks tender for this business
- Borrowings supported housing subsidies for low income people paid directly to the Housing Associations
- PWD can receive additional subsidies for rental and mortgage borrowings
- 130 gbp per week rental subsidy some of which can be used for housing support
- Personal care support services are delivered by a third party organisation using individualised funding
- Home ownership 70% and rising in England

# Advance Housing Association

- Provides housing and other services for people with ID & mental health issues across south & central England
- “Every member of society has status.... Mission to help marginalised people find ways of overcoming those obstacles and benefit from a place in society which is theirs by rights”
- 1352 housing units including 188 home ownership
- SOLD – ID (65% pwd and 35% Advance)
- Pwd pay fee to rent 35% and cover major repairs
- Organise subsidised interest only loan up to 100,00 gbp or 75% value of the property for purchase share
- Advance inclusion unit to support shared decisions
- Difficult to apply for capital and must be included in partnerships

# Liverpool Housing Trust

- 16,000 properties with approx 1200 dedicated to people with disabilities
- Tenant support service including adaptations, assistance with benefits, life line telephone alarm
- Supported housing team manage 700 tenancies in partnership with 30 agencies who are evaluated on an annual basis
- Tenancy rights and responsibilities are same for all tenants
- Sheltered housing – controlled door entry, on site staff, central alarms, cctv and on site manager who provides back up and support 9 to 5 five days per week

# Habinteg

- Disability focussed HA including strong advocacy and research and general housing
- Architect and design driven, with nationally recognised expertise
- 2120 homes including 530 built specifically for wheelchair users
- All properties built to lifetime homes standards
- Aim for high quality, thoughtfully designed housing and services and mainstreaming of accessible and inclusive homes
- Involved in policy and design debates and addressing negative stereotypes

# John Grooms Assoc

- 1200 wheelchair accessible homes where residents can cook, bath children, use every room fully, door, window and reach very light switch
- Wheelchair accessible holiday homes
- 28% increase in numbers of people in wheelchairs in last 20 years
- Work with local government to achieve 10% of stock wheelchair accessible

# People with Disabilities

- Visited 3 people Sefton, Liverpool and London
- Wheelchair modified properties
- Tenants requiring assistance for meal preparation and most elements of self care eg unable to move from beds unaided
- Live independently in well modified one bedroom properties with one to one support waking hours
- Alarm call response during night time hours
- One man had a vehicle which carer drove - active life and outings every day including quality relationships with carers
- One man active ocean sailing trips with carer support
- Secure housing, individualised support and back up night time support through electronic alarm lead to higher quality of life than shared supported housing in Victoria

# Lifetime Housing Standards

- Bathrooms size and accessibility
- Chair lifts or stair chairs
- No steps to the front door
- Large rooms, suitable for turning wheel chairs
- Wide doors
- Less / no passages / open entrance and move around
- Electrical plugs at one metre
- Kerbs not high
- All new homes in London to be built to lifetime housing standards

# Summary Issues

- English HAs are a significant arm of government policy providing new stock, improving conditions of transferred stock, responding to special needs communities, rural communities and housing for key workers
- HAs are becoming larger particularly with stock transfers - 6 @ 50,000+ units, 10,000 to 20,000 common
- England requires 4m new housing units in 10 years
- Large associations can provide stock for pwd within general housing developments
- Current policy focus of HAs is to meet the demand for new units and offer alternative to Council managed housing
- Focus on size and economies means smaller specialist housing associations losing access to direct Housing Corporation funding which they can only access as part of larger consortiums
- Shelter UK concern that borrowings make HA's risk averse reducing access by poorer people with complex needs and challenging behaviours

# Summary Issues

- Advance (specialist including significant mixed equity) Habinteg (national profile, advocacy and policy input as well as design expertise) Liverpool Housing Trust (generalist with specialist group embedded) and John Grooms (wheelchair housing, national approach to provision including mainstreaming of provision) all have different approaches to housing provision and organisational form.
- Australia:
  - + Target social housing allocations to ensure reasonable level of housing outcomes for pwd
  - + Increased rental subsidies for people with high support needs
  - + Coordinate individualised support with housing development
  - + Sector advocacy for life time standards across all stock
  - + Electronic call systems, combined with housing design and individualised support can make independent housing a reality for people with high physical / intellectual disabilities

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