



# Supported living and other housing options

Information sheet No. 3

I H CIC is a not for profit voluntary agency set up as social enterprise and registered as a community interest company, regulated by the Government's CIC regulator.

We offer a one stop shop, housing disabled and disadvantaged adults. Each development is **bespoke** and based on agreeing a person centred property specification.

IH CIC provides a wide range of options, normally be based on a supported living model, using assured tenancies and with rents being payable via Housing benefit. We work in partnership with service users; families and carers and local agencies, including commissioners and care providers.

Homes for vulnerable adults

**inclusion housing**  
Community Interest Company

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Social Enterprise/Community Interest  
Company Registration No: 6169583

National Housing Federation  
Membership No: 00146316

Member:- Association for Supported  
Living; Housing Options; ACEVO

Funding support from:

Future Builders

Yorkshire Forward

Forward Key Fund Yorkshire



## Housing options— IH as a housing manager.

IH takes on a long term **lease** of an existing or new property from a **housing agency**, including a private landlord, RSL or a care provider; renting the property to the tenant using a assured short hold tenancy,.

IH secures the rents from housing benefit; issues the tenancy agreement; liaising regularly with the tenants and arranges for the long term **management**, including repairs and **maintenance**, of the property.

taking over the management of the property portfolio of a care agency, whilst that agency retains the ownership of the property.

IH can also buy the property(ies) from the existing owner. See overleaf for IH's investment options.

If required IH can oversee the conversion or improvement of the property through an injection of capital from the local authority or other source.

IH provides the long term management of properties we own.

This option can include IH CIC



Information sheet No. 4  
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*Specialist, bespoke ac-  
commodation for dis-  
abled and disadvantage  
people*

information sheets—available on  
request or on see  
[www.inclusionhousingcic.org.uk](http://www.inclusionhousingcic.org.uk)

1. About IH CIC
2. Why a CIC ?
3. Added value—  
Employment and Training
4. Supported living and other  
housing options
5. Shared ownership



**IH as an investor.**

IH is now able to invest in homes for vul-  
nerable, disabled and disadvantaged  
adults.

IH can now source, purchase; convert and  
provide long term property management of  
an existing property using a long term  
loan.

**Case study.**

Meera Patel is looking for a house for a client,  
TS, with significant disabilities.

IH arrange for her to complete IH's unique  
person centred property specification with TS.

Once agreed, IH carry out a desk top exer-  
cise to identify suitable properties.

At the same time IH undertake discussions  
with Social Services senior management on  
the under pinning agreement that IH need to  
secure the loan and meet with Housing Bene-  
fit to discuss the rent.

Once the package is agreed IH arrange to buy  
the property and to have the necessary con-  
versions carried out to ensure that the prop-  
erty meet TS's needs.

TS is now regularly visited by IH's Housing  
manager who arranges to have the repairs  
identified by TS, carried out .

IH takes out a void insurance for up to 12  
months on all purchased properties.

Beyond this period we require a nomina-  
tions agreement signing giving guaranteed  
rights to use the property in exchange for  
an agreement to cover the cost of longer  
term voids. This agreement is normally  
signed by the Local Social Services De-  
partment, NHS or a care provider.

IH purchases a varied range of properties  
from single person apartments; small  
blocks of apartment; shared houses for 2 –  
3 residents; small care homes; respite  
units for people with physical disabilities;  
learning disabilities; autism spectrum dis-  
orders; enduring mental health needs long  
term chronic illnesses or acquired brain  
injury. Normally there is on site 24 x 7  
staffing with staff using a sleep-in room or  
having their own on site staffing facility.

Using IH's new loan facility we can now  
develop **new build** schemes, probably with  
IH CIC carrying out the long term property  
management.

In these cases IH CIC would source the  
land; have the plans drawn up; obtain  
planning permission; appoint the builders  
and generally oversee the supply chain.

A true one stop housing shop.

**Care and support.**

IH will arrange for the provision of any  
housing related care; support and supervi-  
sion required.

Please note that IH does not provide either  
care or support, concentrating solely on  
high quality bespoke homes.

IH works with a variety of care providers  
across the country. Please contact us if  
you think we can help.

**Publications**

IH has a range of documents which are  
available on request.

- Person centred property specifica-  
tion
- Nominations agreement
- Guide to the Nominations agree-  
ment
- Nominations agreement flow chart
- Process map
- Repairs timetable

**Links**

Housing Options provide advice for people  
with learning disabilities  
[www.housingoptions.org.uk](http://www.housingoptions.org.uk)

National Housing Federation  
[www.housingfederation.org.uk](http://www.housingfederation.org.uk)

Association for Supported Living - a not-for-  
-profit organisation dedicated to the con-  
tinuous improvement of *supported liv-  
ing* services for people with learning disabili-  
ties  
[www.associationforsupportedliving.org.uk/](http://www.associationforsupportedliving.org.uk/)

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