



UNIVERSITY
of York



Stephen Lee Hodgkins



RENTING YOUR OWN PLACE RESEARCH

Housing LIN HAPPY HOUR
Thursday 11th May 4:00pm

MEET OUR TEAM



Research supported by Advisory Group of self-advocacy experts



- Andy & Becca from York People First
 - Paul from My Life My Choice
 - Sam from Learning Disability England
 - Stephen Hodgkins
- We have met together regularly through the project



ABOUT OUR RESEARCH

We tried to find out:

1. What's going on for people with learning disabilities who rent their own home?
2. What support is there?
3. What needs to get better?



How did we find this out?:

1. We spoke to 35 people renting their own home
2. We asked people to complete some booklets about their homes (and take photos)
3. We looked at what people had said and made



1. Your Front Door.



Use this space to tell us more about your front door.



What is your front door like? Take a photo and stick it here.

My door does not block out any sound when people are walking and talking in the communal area.

My neighbours are noisy especially early in the morning. They sound like elephants also they Hoover at silly hours. It's very complicated to go through the process of complaining.

Friends, family and post. And I definitely don't answer to cold callers.



What are your neighbours like?



Who knocks on it?

8. My advice to others.



Use this space to tell us what advice you would give to others about renting your own home.



What advice would you give to others about renting your own home. Take a photo and stick it here.

For certain repairs I have to call up several times and argue my case as they want to save money and don't care about the tenant. My advice is to be consistent and fight for it.



What would you say?




WHAT WAS
OUR BIG
FINDING?











Our BIG finding:




- **Most of the people we spoke to liked renting. They were settled and were good tenants.**
- More people could rent...
- We have 10 renting recommendations....

Renting Recommendations


Renting Recommendations for People with Learning Disabilities

- 
1 – Choice
 Ask about your housing options.
- 
2 – Support
 Get support in place to move and help with the tenancy if needed.
- 
3 – Good Quality Housing
 Your home should be of a decent standard and any repairs should be fixed quickly.
- 
4 – Good Location
 Think about where you want to live including the safety of the area.
- 
5 – Affordable
 Rents should not cost more than your benefits and be affordable if you are working.
- 
6 – Information
 Ask for easy-read information about renting your place, including your tenancy agreement.
- 
7 – Secure
 Check how long your tenancy is for.
- 
8 – Involved
 Find out if there are ways that your landlord asks for tenant views.
- 
9 – Adapted
 If necessary, your property should be adapted to make it safer and easier for you to use.
- 
10 – Reasonable Adjustments
 Ask for any 'reasonable adjustments' to meet your needs.




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- 1 Choice**
 Ensure meaningful choice of housing.
- 2 Support**
 Check if support is in place and ensure that support is provided where needed.
- 3 Good quality housing**
 Housing should always be of a decent standard, and any repairs undertaken quickly.
- 4 Good location**
 Ensure that properties are in a well-connected and safe location for the tenant.
- 5 Affordable**
 Ensure that rents, and support costs, are affordable for the tenant.
- 6 Information**
 Provide easy-read information on finding and renting housing, including tenancy agreements.
- 7 Secure**
 Provide long-term tenancies with security of tenure (or home ownership options).
- 8 Involve**
 Provide meaningful opportunities so that people have a voice as a renter.
- 9 Adapted**
 Ensure that properties are adapted where needed to make it safer and easier for tenants to use.
- 10 Reasonable adjustments**
 Ensure that rules and practices are adapted to meet tenants' needs.





1.Choice



Tenants: Ask about your housing options.

Landlords: Provide choice of housing options

2.Support



Tenants: Get support in place to move and help with the tenancy if needed.

Landlords: Make sure your tenants have any support they need.

3. Good quality housing



Tenants: Your home should be of a decent standard and any repairs should be fixed quickly.

Landlords: Provide decent homes and fix repairs promptly.

4. Good location

Tenants: Think about where you want to live including the safety of the area.

Landlords: Offer housing in well-connected and safe locations.



5. Affordable



Tenants: Rents should not cost more than your benefits and be affordable if you are working.

Landlords: Provide affordable rents.

6. Information



Tenants: Ask for easy-read information about renting your place, including your tenancy agreement.

Landlords: Provide easy-read information for every document.

7. Secure



Tenants: Check how long your tenancy is for.

Landlords: Provide long-term tenancies with security of tenure (or home ownership options).

8. Involved



Questions

1. What do you think about it?

Good

Bad

Not sure

Tenants: Find out if there are ways that your landlord asks for tenant views.

Landlords: Provide meaningful opportunities so that people have a voice as a renter.

9. Adapted



Tenants: If necessary, your property should be adapted to make it safer and easier for you to use.

Landlords: Adapt properties as needed.

10. Reasonable adjustments

Tenants: Ask for any 'reasonable adjustments' to meet your needs.

Landlords: Adjust rules and practices to meet tenants' needs.





THANK
YOU FOR
LISTENING