

Lettings plan:  
extra care housing - Lime Gardens, Cradley



# Extra care **housing**

## Lettings plan: extra care housing - Lime Gardens, Cradley

### Available homes

- 20 One and two bed apartments for sale
- 100 One and two bed apartments for rent

### How to apply

#### To purchase:

- contact Midland Heart directly by calling 0800 444 5567 or online through <http://zestforlife.co.uk/registration-form/>

#### To rent:

- people who will need or are already receiving a care package or personal budget for care can be referred by their social worker or contact the DACHS access team for a referral through the supporting people gateway (telephone 0300 500 0055)
- people who do not need personal care and are on the housing waiting list should apply through Dudley at Home when vacancies are advertised ([www.DudleyatHome.org.uk](http://www.DudleyatHome.org.uk)) or call the housing liaison team on 01384 811450
- people who do not need personal care, are not already on the housing waiting list, and only want extra care can apply directly to Midland Heart on 0800 444 5567 or through <http://zestforlife.co.uk/registration-form/> and be considered alongside other applicants

#### Assessment process

- Midland Heart staff will conduct an assessment of all applications believed to meet the eligibility criteria and where there is capacity for the service to meet their needs
- The allocations panel is made up of representatives from Midland Heart, and the council's adult social care and housing services divisions. It will be authorised to accept and decline applications to join the waiting list, and to allocate all vacancies arising through first and subsequent lettings

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## **Who can be considered (eligibility)**

The overall aims of extra care housing are to provide safe, secure, high quality supported housing for older people with a range of care and support needs, from no current personal care need through all levels of FACS (Fair Access to Services) assessed needs. Applications are likely to exceed the number of vacancies, and the waiting list will be controlled so that expectations are managed. It is held separately from the general needs housing waiting list and has different criteria.

The panel will consider: single people/couples/siblings/sharers

- Who are aged over 55, or (exceptional circumstances) aged under 55 but with a care need that could be met by extra care, and
- Who are already resident within Dudley borough, and
- Who may be tenants, owners or have no existing secure tenure

The panel will only accept people on to the waiting list where there is a reasonable prospect of offering them a tenancy within 12 months.

The implementation of the lettings plan by the panel will be observed by an elected member nominated by the cabinet member for housing, and reviewed on a quarterly basis by the extra care project board.

## **Who will have priority (amongst those who are eligible)**

When vacancies occur, selection will depend upon:

- The needs of the individual customer (including their care and support needs, the suitability of their existing accommodation and the benefits that extra care housing could offer them)
- The options available to the individual customer
- The balance of needs within the scheme

People who have no care needs but apply through the council's housing waiting list will be prioritised in line with their band and existing band start date except that:

- Owner occupiers who are in band five because of equity but have significant housing or support needs will be assessed by Midland Heart and considered by the panel and at the discretion of the panel may be prioritised as if they did not have equity
- People who are in band six because they have no assessed housing need will be considered by the panel and where the panel considers that they would particularly benefit from the facilities and support available may be considered as if they were in band four (moderate need) or band two (urgent need)

All decisions of the panel will be recorded

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## **Local arrangements for Lime Gardens**

Priority will be given to people who already live within the Cradley/Halesowen area or who have a very strong connection to the Cradley/Halesowen area (e.g. lived the majority of their lives there and have the majority of their close family there).

This factor will be taken into account after eligibility for the scheme has been established and the care needs and/or housing needs considered.

## **Appeals**

Appeals from people who are not accepted on to the waiting list will be considered by an independent panel of senior officers not involved in the original decision.

### **Any appeal should be submitted in writing to**

Head of Commissioning, Efficiency & Making it Real  
Adult Social Care Commissioning Team  
Dudley Council  
3-5 St James's Road  
Dudley  
DY1 1HP

Appeals will normally be acknowledged within one day and responded to within 28 days.