

ENTRANCE CRITERIA FOR ACCOMMODATION AND SUPPORT SERVICES

Eligibility for sheltered housing in Eleanor Palmer Trust accommodation depends on potential residents being able to demonstrate that they meet the eligibility criteria as detailed below:-

Organisational criteria

The organisational criteria are set by the Charity Commission Scheme under which the charity operates and by its directors, referred to as 'Trustees'. They apply to all services provided by the charity.

The criteria are:

- Potential residents must reside in or have lived in the area of benefit and been registered on the Electoral Register for at least two years. This is the former Urban Districts of Barnet and East Barnet as they existed before 1965. *(Basically, most of EN5 and EN4 and parts of N11 and N14 post codes).*
- For the Wood Street, Chesterfield Road and Spring Close sites beneficiaries of the charity are defined as:

“Persons in need, hardship or distress, resident in the area of benefit and over 60 years old”.
- For the Byford House site beneficiaries of the charity are defined as:

“Persons in need, hardship or distress resident in the area of benefit who are not less than 55 years old, with a preference for married couples, at least one of whom is not less than 65 years old”.
- Trustees have set an asset limit above which potential residents will not be eligible to be considered for housing accommodation from the charity unless where exceptional circumstances of need are demonstrated an application may be considered. This limit includes the value of any property currently or recently owned by the applicant(s), savings, other assets and high income. Currently the limit is £50,000 per household. This limit is kept under periodic review.
- If a potential resident has in excess of £50,000 but has a definite need for the support services and accommodation of Eleanor Palmer Trust and no other housing is available, the Trustees **may** consider these applicants on a case-by-case basis. If the applicant is successful and placed on the waiting list a higher monthly maintenance amount will be charged. This can be reviewed should the resident's circumstances change in the future.

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Support criteria

National guidelines state that housing related support is defined as: “Support which is provided for any person for the purpose of developing that person’s capacity to live independently in accommodation or sustaining their capacity to do so. The resident must have specific and identifiable vulnerabilities that render them in need of the support service. The supporting service must be mainly intended to enable the resident to manage their housing successfully in order to avoid homelessness and/or institutional admission; provide longer term support intended to enable the resident to sustain maximum independence consistent with individual capacity; and provide support in accordance with a formal Support Plan”.

Potential residents are expected to require assistance with housing related activities as part of an individual Support Plan as follows:

- enablement, motivation, encouragement, information, advice, guidance and advocacy
- assessment of service user’s needs for housing related support
- liaison with other agencies to ensure residents receive the services they need to maintain independent living
- monitoring health and well-being for the purposes of giving advice or alerting other services
- managing incidents and risks
- providing community alarms
- management of repair/maintenance services

Help in setting up a Home, including support with:

- advice on how to locate/obtain furniture
- procuring disability related adaptations
- certain limited filling in of forms for residents

Help with maintaining a home or licence, including support with:

- understanding and complying with licence agreement
- paying the monthly ‘maintenance charge’
- reporting repairs
- getting on with neighbours/resolving disputes

Help to increase or maintain daily living skills, including support with:

- making benefit claims, budgeting, maximising income
- using central heating and domestic equipment safely and economically
- domestic safety

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- keeping the home clean and de-cluttering to prevent hoarding
- keeping the home secure

Help with access to other services, including support with:

- GP/dentist registration
- access to training, education
- accessing cultural or religious resources
- accessing and maintaining contact with other health, mental health, social or community services

Other activities:

- support in building social networks
- emotional support/befriending
- support with avoidance of anti-social behaviour
- Support in attending individual scheme and also joint scheme events, activities and outings.

All potential residents will be expected to require one or more elements of the housing related support activities. The service provided is support NOT care, a separate care package can be organised through Social Services or funded privately by the resident. If a potential resident has no housing related support needs they will not be eligible for our accommodation.

If a potential resident meets the criteria they will need to complete and return the Trust's housing application form. Once this has been received and processed a potential resident will be contacted by one of the Trust's friendly Housing Support Officers who will arrange a face-to-face meeting in the applicant's home.

If the applicant is shielding due to Covid-19 or the EPT community room is closed to protect residents, an alternative may be offered such as an initial telephone interview and online meeting using 'Zoom' or another online platform.

The Housing Support Officer will subsequently prepare a report for the Trustees and the potential resident will then be invited to attend a panel interview with some of our Trustees in one of our community rooms.

The three Trustees will carefully consider an applicant based on the Trust's organisational criteria including support requirements and it will be at this stage that a potential resident's application for housing will either be accepted or rejected. If the applicant is accepted, they will be placed on a waiting list for accommodation however, all potential residents will be notified of the outcome either way in writing. Each application in its entirety is dealt with on a case-by-case base and the Trustee's decision is final.