

Your guide to finding a home

Housing options for older people



Getting started

Finding a place to live can be stressful and not knowing what your options are can make this much worse. The council will help you to try and find somewhere to live. However, the reality is that there are not enough council or housing association properties for everyone. For most, renting from a private landlord is the best option. For others buying a home through shared ownership or through an affordable home scheme or moving out of the borough are options.

This guide to finding a home, will help you find out what choices you have when looking for a place to live. In Islington there are a number of options and schemes that you can take advantage of to help make finding a home affordable.

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Help and support

If you need any help or have other needs please tell us.

Please let us know if you, or a member of your household have an impairment on your application form as this may affect your priority for the scheme you are applying for.

All council and Homes for Islington buildings listed in the guide including the Housing Aid Centre are equipped with



blue badge parking within fifty metres.



accessibility indicates access for individuals with limited mobility including wheelchair users.



induction loop for people hard of hearing.



sign Language Interpretation can be arranged.



minicom or text telephone for communication with and between deaf, hard of hearing, speech impaired and/or hearing persons.



can provide information in accessible formats e.g. large print and Braille on request.



- can provide an interpreter or written information in the customers first language with notice.
- can provide a face to face interview for customers who have a learning difficulty
- can provide a home visit if you are unable to leave your home

Housing options for older people

Sheltered housing

What is it?

Sheltered housing provides specially designed homes for older people. Schemes are made up of individual self contained flats with communal areas. There is also a 24 hour emergency on call system and a scheme manager.

Who can use it?

Applicants must be aged 55 years or over and have some support needs.

Many of the schemes have accommodation suitable for wheelchair users or those with mobility difficulties.

How does it work?

Most schemes in Islington are managed by Circle Anglia housing association. Anyone interested in sheltered housing must apply to the council's housing register.

An assessment officer will visit to see if sheltered housing is suitable for you.

For more information if you are a council tenant

Transfer Team

5-6 Highbury Crescent
London, N5 1RN

T 020 7527 4140

F 020 7527 4136

M 0800 073 0536

E transferteam@homesforislington.org.uk

W www.homesforislington.org.uk

For more information if you are a housing association or private tenant or are on the council's housing register.

Rehousing Team

Housing Aid Centre
38 Devonian Road
London, N1 8UY

T 020 7527 4140

F 020 7527 4136

M 0800 073 0536

E rehousing@islington.gov.uk

W www.islington.gov.uk



Seaside and country scheme

What is it?

If you live in London and you would like to move to areas from Cornwall in the South West to Norfolk on the East coast, as well as in the Midlands and Lincolnshire.

Who can use it?

Council or housing association tenants living in London aged over 60 and able to live without support.

How does it work

There are about 3,200 flats and bungalow's (about 250 vacancies a year). All the bungalow's have two bedrooms. The flats have one or two bedrooms.

Rents vary depending on many things including size, location and services. Heating, water rates and council charges are not included in the rent.

For more detailed information go to www.housingmoves.org



For more information

Rehousing Team

Housing Aid Centre

38 Devonian Road

London, N1 8UY

T 020 7527 4140

F 020 7527 4136

M 0800 073 0536

E rehousing@islington.gov.uk

W www.islington.gov.uk

Retirement options

What is this?

Girlings Retirement Options specialise in retirement homes in many parts of the country including London.

Who is it for?

If you over 55 and a council or housing association tenant thinking of moving to a retirement property. If you have a disability that could affect your housing please let the rehousing team know.

How does it work?

In most cases, Girlings offer assured tenancies. These give you security (as long as you keep to your part of the tenancy agreement) and you need only give three months' notice if you want to leave.

For more information

Rehousing Team

Housing Aid Centre
38 Devonian Road
London, N1 8UY

T 020 7527 4140

F 020 7527 4136

M 0800 073 0536

E rehousing@islington.gov.uk

W www.islington.gov.uk

If you are homeowners and you want to buy a retirement home in Islington or in another borough

W www.homewise.co.uk

W www.retirement-plus.co.uk

W www.housingcare.org/housing/index

Useful contacts and information

Council and other housing offices

There are a number of agencies in Islington and across London who can give you housing advice. The following pages show their contact details.

Council

Housing Aid Centre

This service is run by Islington Council and can offer face-to-face, telephone, internet support and advice about finding a home. The Housing Aid Centre is open:
Monday, Tuesday, Thursday, Friday **9am - 4pm**
Wednesday **12pm - 4pm**

38 Devonian Road
London, N1 8UY
T 020 7527 2000
F 0207 527 6307
M 0800 073 0536
E advice@islington.gov.uk
W www.islington.gov.uk/housing

Rehousing Team

Housing Aid Centre
38 Devonian Road
London, N1 8UY
T 020 7527 4140
F 020 7527 4136
M 0800 073 0536
E rehousing@islington.gov.uk
W www.islington.gov.uk/housing

Benefits Service

PO Box 34750
London N7 9WF
T 020 7527 3628
F 020 7527 4976
M 020 7527 3628
E benefits.service@islington.gov.uk
W www.islington.gov.uk



Homes for Islington

Transfer Team

5-6 Highbury Crescent
London N5 1RN

T 020 7527 4140

F 020 7527 4136

M 0800 073 0536

E transfer.team@homesforislington.org.uk

W www.homesforislington.org.uk

Home Ownership Services

50 Isledon Road
London, N7 7LP

T 020 7527 7720 or 7715

E

homeownership@homesforislington.org.uk

W www.homesforislington.org.uk

Area housing offices

Area Housing offices are open from
9am - 4.45pm Monday to Friday.

Old Street Area Housing Office

41 - 47 Old Street
London, EC1V 9HX

T 020 7527 6250

E old.street@homesforislington.org.uk

W www.homesforislington.org.uk

Holland Walk Area Housing Office

85 - 88 Holland Walk
London, N19 3XS

T 020 7527 7480

E holland.walk@homesforislington.org.uk

W www.homesforislington.org.uk

Lyon Street Area Housing Office

1 Lyon Street
London, N1 1DQ

T 020 7527 6880

E lyon.street@homesforislington.org.uk

W www.homesforislington.org.uk

Upper Street Area Housing Office

Northway House
257 Upper Street
London, N1 1RU

T 020 7527 5300

E upper.street@homesforislington.org.uk

W www.homesforislington.org.uk

Other housing offices

Partners for Improvement

Partners manage most of Islington council's street properties. Their two offices are open 8.30am–5.00pm Monday to Friday.

Level 01,
Omnibus Business Centre
North Road
London N7 9DP
T 0800 587 3595
E enquiries@partnersforislington.net

Disability access



These organisations provide a housing advice telephone and/or online service:

The Housing Advice Line offers advice about your housing options.

T 020 7527 2000

Monday to Friday, 9am - 5pm

W www.islington.gov.uk/housing

Connexions

A housing advice officer is available to see in person, on Tuesdays twice a month by appointment.

White Lion Street Centre
43-45 White Lion Street
N1 9PW

T 020 7527 7020

W www.centrallondonconnexions.org.uk

Shelter

Shelter is a national homelessness charity, which provides information and advice on homelessness and housing.

T 020 7014 1540

Monday, Tuesday, Thursday and Friday; 10am - 4pm

T 0808 800 4444

24 hour advice line

W www.shelter.org.uk

Stonewall Housing Advice Service

Stonewall Housing Association have a housing advice service for lesbians and gay men. In person every Monday 2pm - 3.30pm.

London Friend,
86 Caledonian Road, N1

T 020 7359 5767

Monday, Thursday, Friday;

10am - 1pm

Tuesday, Wednesday 2pm - 5pm

W www.stonewallhousing.org

Field Lane

This is a Christian charity that helps older people, people with disabilities and families who are homeless, to find accommodation. It also provides day-centre support services.

T 020 7837 0412

W www.fieldlane.org.uk

GEMS Outreach

GEMS provide housing advice for homeless people. They can make short-term accommodation referrals to hostels and help people to join housing co-operatives. They also provide basic emergency provision, home visits and support.

T 020 7923 7986

T 020 7684 0128 - messages only

W www.gemsoutreach.co.uk

A1 Council Exchange

Council and housing association tenants can use this service to exchange their current accommodation for a different one.

T 0798 288 5232

W www.a1councilexchange.co.uk

The Empty Homes Agency

This is an independent campaigning charity, which exists to highlight the waste of empty property in England and works with others to come up with and promote solutions to bring empty property back into use. The EHA work closely with the NHS and Ministry of Defence to make sure that properties they have identified for short-term leasing can be used effectively to house keyworkers (eg nurses, policemen, firefighters, teachers).

T 020 7022 1866

W www.emptyhomes.com

Association of Residential Letting Agents (ARLA)

This is a professional organisation for letting agents. It makes sure that letting agents that become members offer a high standard of service to customers. Not all letting agents are ARLA registered. Please **do not** contact ARLA if you are experiencing a problem with an agent who is not a member. They do not have jurisdiction over these agents and cannot comment on their activities.

T 01926 496800

W www.arla.co.uk

Housing Associations

The following housing associations have shared ownership schemes in Islington and elsewhere.

Circle Anglia

1-7 Corsica Street
London
N5 1LG
T 0845 769 7695 weekdays,
8.30am-5pm
M 020 7447 3003
W www.circleanglia.org

Landmark Housing Association and Family Mosaic

Albion House
20 Queen Elizabeth Street
SE1 2RJ
T 020 7089 1331
F 020 7089 1001
W www.landmarkhousing.org.uk

Newlon Housing Trust

Newlon House
204 Hoxton Street
N1 5LH
T 020 7613 8000
F 020 7613 8010
W www.newlon.org.uk

North British Housing Association

Home Ownership Unit
4 the Pavilions
Portway
Preston Lancs
PR2 2YB
T 01772 897200
W www.placesforpeople.co.uk/nbh

Notting Hill Home Ownership

1 Butterwick
Rear of Metro Building
Hammersmith, W6 8DL
T 020 8357 5000
F 020 8357 5299
W www.nottinghillonline.com

Southern Housing Group Sales and Marketing

Fleet House
59 - 61 Clerkenwell Road
EC1M 5LA
T 020 7553 6420
F 020 7553 6407
W www.shho.org.uk

The Peabody Trust

45 Westminster Bridge Road
SE1 7JB
T 020 7021 4444
T 0800 022 4040 free phone
W www.peabody.org.uk

Community Organisations

African Swahiliphone Refugee Project

1B Waterlow Road
N19 5NJ
T 0207 281 9164

They provide information and advice to Swahili speakers on housing, benefits, immigration, health and education.

Algerian Refugee Centre

20 Blackstock road
N4 2DW
T 0207 354 8088

Information and advice for Algerian refugees.

AGLOW (Association of Greater London Older Women)

9 Manor Gardens
N7 6LA
T 0207 281 3485

AGLOW is a voluntary organisation of older women in London.

Their objectives are to bring together older women to discuss issues affecting them and therefore raise their collective voice and counter age discrimination, racism, sexism and homophobia.

Alone in London

188 King's Cross Road
T 020 7278 4486

An Organisation dedicated to helping young homeless people

Arachne Greek Cypriot Women's Group

First floor
15 Hercules Street
N7 6AT
T 020 7263 6261

This group provides drop-in advice and assistance on welfare rights, housing, health, advocacy, interpreting and translation work.

Carila Latin American Welfare Group

6-9 Manor Gardens
N7 6LA
T 020 7561 1931

Information and advice aimed at latin American nationals.

Community of Refugees from Vietnam

West Library
Bridgeman Road
N1 1BD
T 020 7607 6271

Information and advice for Vietnamese refugees.

Disability Action in Islington

90-92 Upper Street
N1 ONP
T 020 7226 0137

Disability Action in Islington (DAII) an organisation run by and for disabled people to support disabled people.

Elfrida Society

34 Islington Park Street
N1 1PX
T 0207 700 7104

The aim of The Elfrida Society is to help improve the lives of people with learning difficulties'

Kurdish Information Advocacy Centre

129 St John's Way
N19 3RQ
T 0207 272 9499

Information and advice for Kurdish people.

Iranian Community Centre

266-268 Holloway Road
N7 6NE
T 0207 700 0477

Information and advice for Iranian nationals.

Imece Turkish Speaking Women's Group

2 Newington Green Road
N1 4RX
T 020 7354 1359

Information and advice for Turkish speaking women.

Inca-CGIL

124 Canonbury Road
N1 2UT
T 0207 354 4471

This group gives free advice on pensions and benefits to Italian speakers.

Islington African Project

7 Elthorne Road
N19 4AJ
T 0207 272 8960

This project offers advice sessions on housing, immigration, education and health, welfare rights and racial harassment to African nationals.

Islington Chinese Association

33 Giesbach Road
N19 3DA
T 020 7263 5986

This association gives welfare advice sessions by appointment. They also provide a luncheon club for older people, a meal's on wheels delivery service, a women's group, Chinese operatic singing tuition and contemporary Chinese singing tuition.

Islington Cypriot Community Association

15 Hercules Street
N7 6AT
T 0207 272 4142

This association provides advice on welfare benefits, housing, immigration and employment.

London Asian, African and Caribbean Centre

229 Seven Sisters Road
N4 2DH
T 020 7263 3182

This centre offers ESOL classes for men and women that are open to all sections of the community as well as advice on benefits, immigration and other general issues.

Muslim Welfare House

233 Seven sisters Road
N4 2DA
T 020 7263 3071

This organisation provides children's supplementary education classes on Saturday and Sunday mornings.

Pakistan Women's Welfare Association

225 Seven Sisters Road
N4 2DA
T 020 7704 2888

This association provides advice on health issues, gives seminars and runs an after school club for children.

Stonewall Housing

2a Leroy Business Centre
436 Essex Road
N1 3QP
T 020 7359 6242

Stonewall Housing provides housing support, advice and advocacy to LGBT people across London.

**Turkish Cypriot Community
Association**

117 Green Lanes

N16 3QD

T 020 7359 7233

This association offers advice, information and support to the Turkish speaking community. The advice offered includes welfare benefits, housing, immigration and asylum, social services, health and education provision.

This document is about housing options available to you.

If you would like this document in large print or Braille, audiotape or in another language, please contact 020 7527 2000.

Bengali

যদি আপনি এই তথ্য গুলো আপনার নিজ ভাষায় পেতে চান, তাহলে দয়া করে 020 7527 2000 নম্বরে যোগাযোগ করুন।

Chinese (Traditional)

如果你想要這資料的中文本, 請致電 020 7527 2000 聯繫。

Somali

Haddii aad jeclaan lahayd macluumaadkan oo ku qoran luqadaada fadlan la xidhiidh 020 7527 2000

Turkish

Buradaki bilgilerin Türkçesini istiyorsanız, lütfen 020 7527 2000 numaraya telefon edin.

The Housing Aid Centre

38 Devonia Road, London, N1 8UY

T 020 7527 2000 F 0207 527 6307 Minicom 0800 073 0536

E advice@islington.gov.uk W www.islington.gov.uk/housing

