

# **Stockton Adult Social Care and Health Select Committee**

## **Review of Protection of Property**

**20 October 2026**

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**At Thirteen, we work together  
to build quality homes,  
stronger communities, and  
individual support that give  
people the freedom to live well.**

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# thirteen

Homes. Communities. Support.

## At a glance

We're a **C1 / G1 / V1** rated housing association providing housing and support services across England's North East, Yorkshire and Humber regions.

Today, we own and manage over 36,000 homes, with over 1,600 colleagues providing services for around 100,000 customers.

**Our vision is to be the most trusted housing association, with happy customers.**

**In fact, we put our customers at the heart of everything we do.**

# thirteen

Homes. Communities. Support.

## Our priorities

### Happy customers

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- Knowing our customers
- Enhancing customer experience
- Working with partners



### Brilliant people

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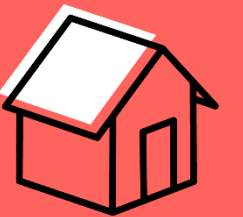
- Strong foundations
- Our brilliant culture
- Right skills for our customers
- Rewarding great people
- Inclusive workplace



### Fantastic homes

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- Investing in our homes
- Developing for our customer needs
- Growing the offer
- Looking after the environment



## **S. 47 Care Act 2014**

Protecting the moveable and personal belongings of adults being cared for away from the home:

- The adult is placed into a care home or admitted to a hospital (or both) by the local authority or under care arrangements.
- There is a genuine danger of loss or damage to their movable property within the authority's area.
- The adult cannot protect or deal with the property themselves due to temporary or permanent circumstances.
- No other suitable arrangements have been made or are being made by the person, their family, or representatives.

## **Application of S.47 at Thirteen Group:**

- Understand the legislation and work closely with Stockton Adult Social Care Team to support individuals who are protected under S.47.
- Ensure security of tenure whilst investigations are underway
- Protect the property including lock changes and external screening if required
- Work with the Local Authority if possessions need to be removed from the property
- But this relies on Thirteen Group being informed of the circumstances



Homes. Communities. Support.

## **Actions for Thirteen Group:**

- General Awareness sessions planned for frontline staff across our Customer Team (includes our Customer & Communities Teams, Customer Experience Teams and Specialist Housing Teams)
- Tenure Toolkit to be updated to explicitly reference S.47 enquiries and potential actions required
- On-going work and links with Stockton's Adult Social Care Team
- Point of contact at Thirteen Group:  
Andy Hayes – Specialist Housing & Services Director