

Is Shared Living the only way and not for people with complex needs?

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Torfaen's Journey....

- In 2013 we started to consider a “**different**” housing option for people with learning disabilities
- In partnership with colleagues from Social Care Learning Disabilities team the journey began
 - LD team had aspirations for the people they worked with to live full independent lives
 - Working together to gather evidence to support the housing need
 - People currently living in support accommodation
 - People living with parent/family
 - People in residential educational establishments
 - Young people approaching transition into adulthood
 - Current costs of housing
 - Once we had the robust evidence we started to work with the people themselves
 - LD team did workshop, spoke with families, started preparing people to live independently

Continuing the Journey....

- Agreeing what the housing would look like
- Gaining Corporate approval (covering void periods/care/support packagers)
- Engaging with Housing Associations
- Identifying sites
- Securing capital funding
- Safeguarding/sustainability of the housing – (all allocations of social care scheme are done through an allocations panel consisting of social care officers/housing association)

Torfaen's 1st Scheme....

- Ty Cae Nant
- Site was a former primary school
- Land was sold by TCBC
- Local Contractor secured the site
- Worked with Melin Homes to deliver the scheme
- Opportunity to shape the development

Ty Cae Nant....

- 111 unit mixed tenure scheme was approved by planning
 - 40 x market units
 - 21 x affordable units (socially rented/intermediate)
 - 41 x bed extra care (independent living for over 55's)
 - 9 x 1 bed flats for people with LD
 - Central Cwmbran

Ty Cae Nant....

- Working closely with the LD team and Melin Homes independent living team work began on developing an offer pack.
- The LD team sent out a register of interest letter to everyone who had initially declared an interest in living independently.
- The LD team met individually with every individual who expressed an interest.
- Together with Melin Homes a shortlist was drawn up and offers made.
- All of this work was done in parallel with the development of the site
- A support package was tendered for 24 hour on site support
- All successful tenants and the support provider were then involved in the process going forward
 - Site visits, input into deco, flooring and tiling
 - £3.4m SHG

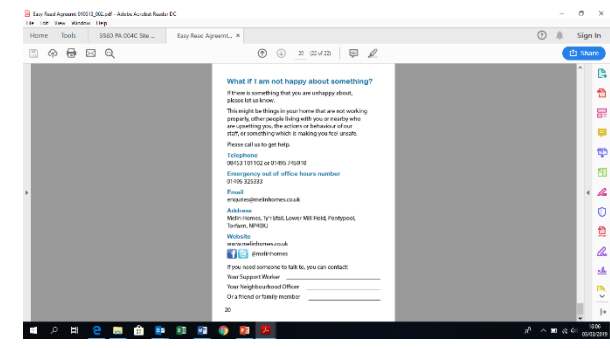
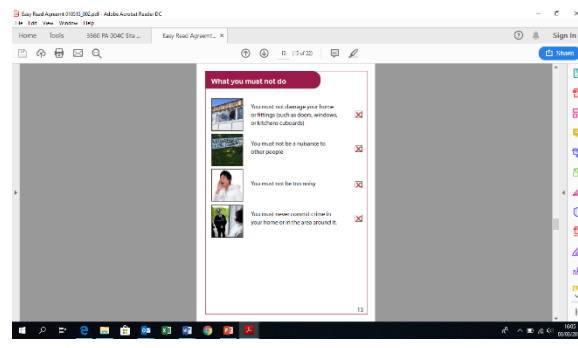
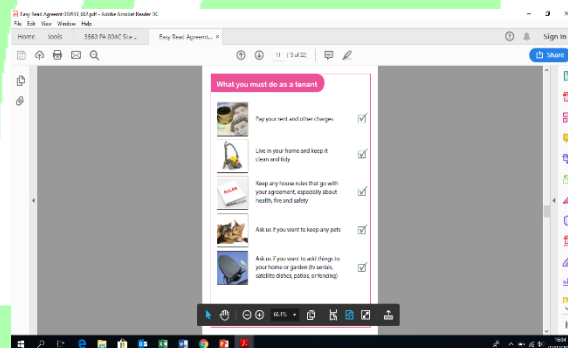
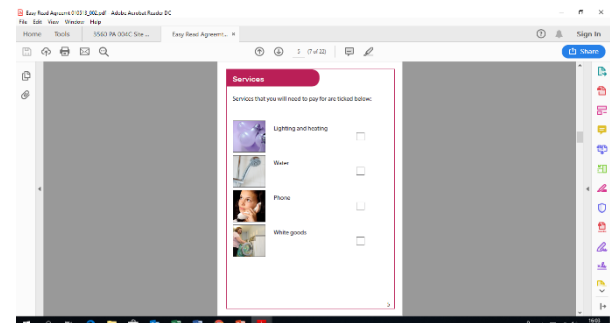
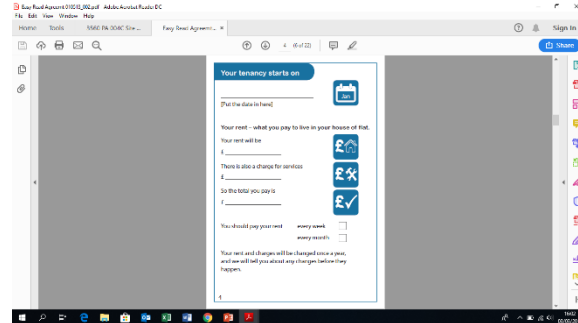
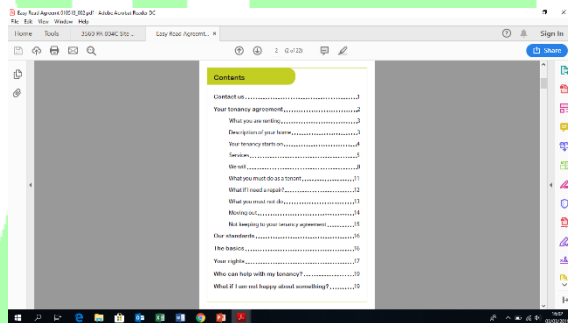
Ty Cae Nant....



Ty Cae Nant....

- To ensure the tenants understood their responsibilities and the Housing Associations responsibilities an easy read tenancy document was created.
- A video diary was made to showcase the good practice

<https://www.youtube.com/watch?v=PvkMNzIUep8>

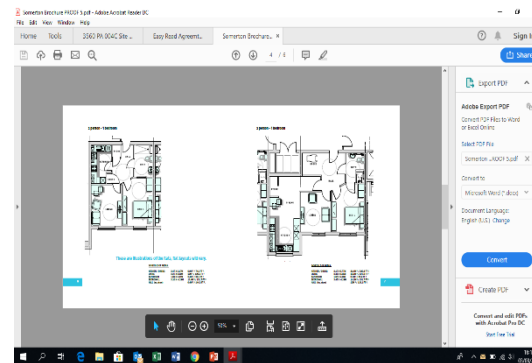
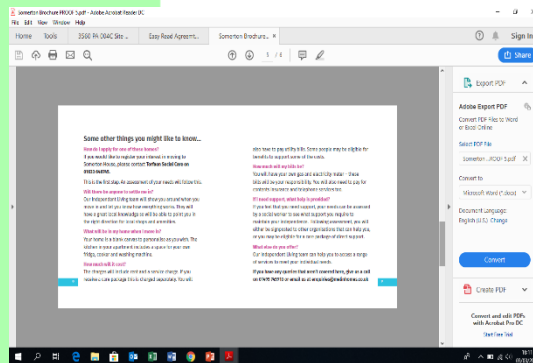
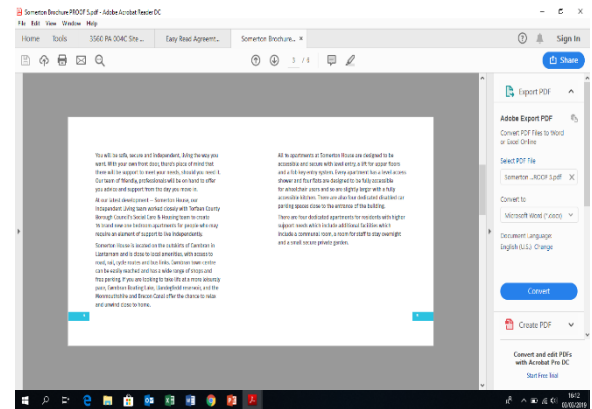
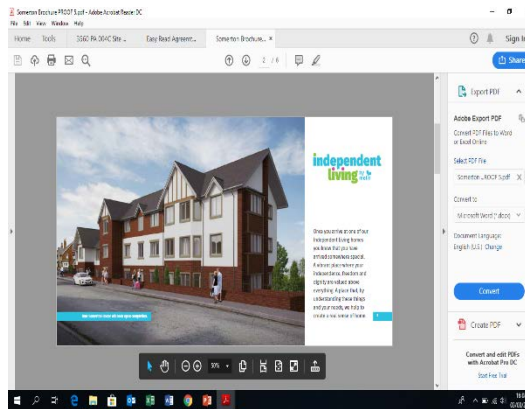
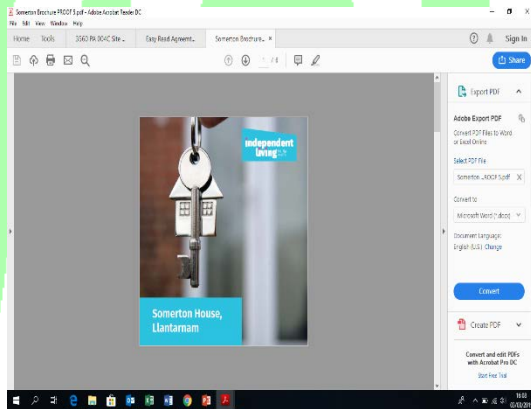


Somerton House....

- We then moved onto developing a scheme for people with more complex needs.
- This scheme we worked with TCBC Learning Disabilities team along with the Adults Physical Disabilities team.
- The scheme delivered 16 x 1 bed flats with 24 hr onsite support
 - 4 x 1 bed flats for people with autism – this unit has its own access and has a communal area with staff provision
 - 8 x 1 bed flats for people with physical disabilities (fully accessible)
 - 4 x 1 bed flats for people with learning disabilities
 - Achieving RNIB platinum accreditation
 - £1.6m SHG
 - Learning from Ty Cae Nat a marketing brochure was developed to assist with allocating the properties

Somerton House....

- Marketing and Information Brochure



Somerton House....



In One Place....

In 2014 In One Place was established

- A collaboration between ABUHB, five local authorities (Social Services and Strategic Housing) and eight Registered Social Landlords (RSLs) within the **Gwent** geographical **area** (Blaenau **Gwent**, Caerphilly, Monmouthshire, Newport and Torfaen)

Key Policy Drivers

- Social Care and Wellbeing (Wales) Act 2014
- Housing Act 2014
- Health Homes, Healthy Lives, 2012
- Together for Health – setting out direction for NHS in Wales, and a partnership approach
- Williams Commission Report– Reforming Local Government

Kennard Court....

- 6 Bungalows (4 x 1 bed, 2 x 2 bed)
- Blaenavon – former retirement home scheme
- Bron Afon Community Housing
- 24hr care and support
- Allocated to people with PMLD
- £500k ICF
- Allocated through an allocations panel including ABUHB and Bron Afon



Coed Cae Bungalows....

- 3 Fully accessible bungalows
- Assistive technology
- £377k ICF
- Bron Afon Community Housing
- Allocated to people with complex care/acquired brain injuries and Learning Disabilities
- Individual care packages commissioned by ABUHB
- Mr S has been in a hospital setting for over 10 years following a stroke but now has a home of his own



Mr S said: “The move back to Cwmbran has been strangely surreal. It’s been a combination of wanting it for so long and it being very familiar, yet little things are different.

“All of my friends and family are so glad that I am in Cwmbran. Although it was very nice in Llanhenock, it was a little out of the way. I am already seeing the benefit, with people just popping in!”

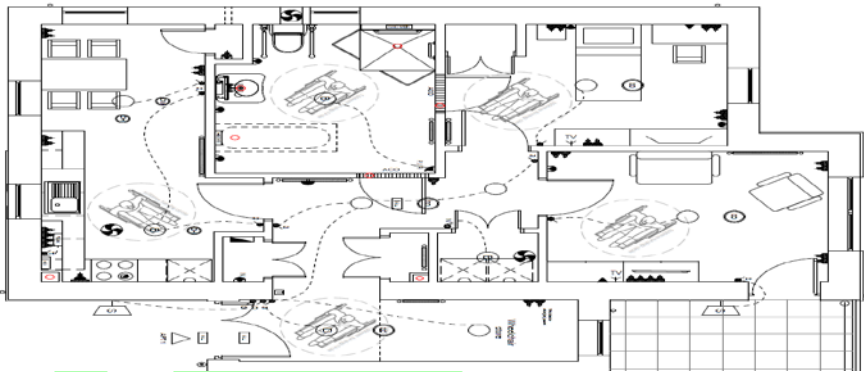
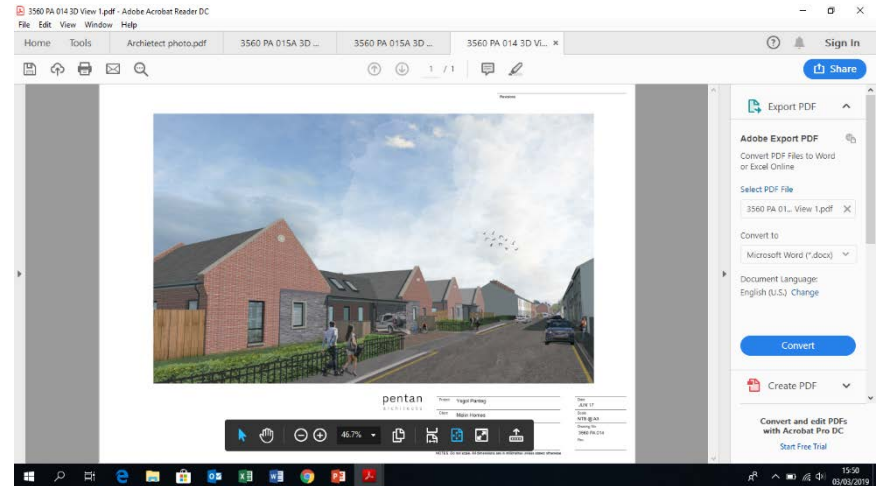
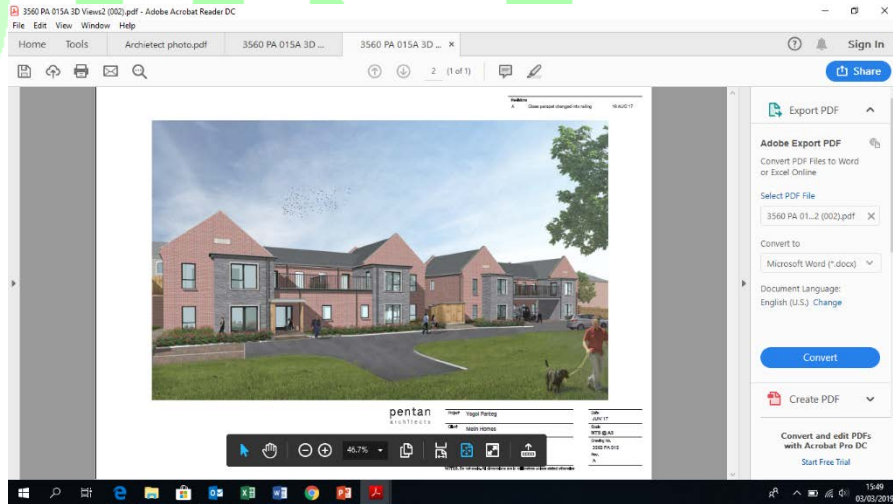
Ysgol Panteg....

- In partnership with Social Care and ABUHB and In One Place
- First housing scheme to be delivered collaboratively with health and social care
- Jointly tendered care/support package
- Innovative approach take on design
- Flexibility to increase/decrease care/support as required

Ysgol Panteg....

- 9 Units in total
- 4 x 1 bed independent living for people with PMLD – ABUHB
- 2 x 1 bed flats for people with physical disabilities
- 3 x shared 1 bed living scheme
- 24 hr on site care and support package
- Allocated by a joint allocations panel TCBC/ABUHB/Melin Homes

Ysgol Panteg....



Conclusion....

- Everyone is entitled to their own front door
- Accepting this can come in many different ways
- One size certainly doesn't fit all
- Changing mind-sets
- Accepting and supporting change