

SOCIAL & HEALTH CARE OVERVIEW & SCRUTINY COMMITTEE

Date of Meeting	Thursday 9 th September 2021
Report Subject	Progress update on Llys Yr Iarll and Glan y Morfa
Cabinet Member	Cabinet Member for Social Services
Report Author	Chief Officer (Social Services)
Type of Report	Operational

EXECUTIVE SUMMARY

The purpose of the report is to provide members with information relating to two new housing initiatives developed in partnership with Wales and West Housing Association, the Council's Housing Strategy, and the Housing and Assets team. The initiatives are:

- (i) Llys Yr Iarll (Flint) a development consisting of 12 one and two bedroomed self-contained apartments, which became operational in September 2020. The accommodation is for individuals with learning or physical disabilities in a convenient location close to Flint town centre, with relevant support to help them to live independently. It is a partnership between Wales and West Housing and Social Services Disabilities Team, with Wales and West Housing managing the building and Social Services responsible for managing the allocations to the apartments.
- (ii) Glan y Morfa (Connah's Quay) an ex-warden property owned by the Council, has been reinstated into a temporary step up step down shared accommodation for people who have a physical disability and are homeless or temporarily unable to return home, primarily from hospital. The building consists of two individual apartments, with the ground floor apartment suitable for people who are bariatric.

Glan y Morfa became operational in February 2021, and was a joint initiative between Social Services, Housing Strategy and Housing and Assets Team, and funded through an Intermediate Care Fund grant which covered the costs of the refurbishment.

RECOMMENDATIONS

1	<p>Members are requested to note the contents of the report and the positive partnerships formed which has resulted in more housing opportunities for people with disabilities.</p> <p>Member also note the wellbeing outcomes for disabled people and the reduced demand on social service.</p>
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REPORT DETAILS

1.00	PROGRESS UPDATE FOR LLYS YR IARLL AND GLAN Y MORFA
1.01	<p>Llys Yr Iarll in Flint was opened in September 2020 and features a mix of one and two bed apartments. It provides accommodation for 12 individuals with learning or physical disabilities in a convenient location close to Flint town centre. Llys yr Iarll was four years in the making, with suitable land for a supported housing facility first identified in 2016, the time and care taken to deliver the best outcomes for residents has been crucial.</p> <p>Many different options were discussed as to the design and it was agreed between the local authority and Wales and West Housing that the accommodation needed to provide wheelchair adapted and bariatric rooms on the ground floor, meeting an identified need on Flintshire's Specialist Accommodation Register.</p> <p>The 12 self-contained apartments provide self-contained accommodation for adults with Learning Disabilities, Autism and Physical Disabilities and, where there is an assessed need, individuals receive the appropriate care and support to enable them to live independently. The support is delivered through a commissioned package from the Council or through direct payments (where an individual receives payment to commission their own package of care and support).</p> <p>This approach aids independence, Improves wellbeing outcomes for people and reduce costs and demands on social care services.</p>
1.02	<p>This arrangement is formally managed through a Management Agreement, which incorporates that:</p> <ul style="list-style-type: none">• All of the apartments are categorised as 'general needs', meaning the rent levels are lower than 'supported living' rents and there is flexibility for the future use of the apartments;• Where support is required, the care and support is bespoke to the individual's need;• Wales & West Housing is the landlord and manages the building. <p>On a day to day basis Wales and West Housing and Social Services Learning Disability Team work closely together to ensure the use of the apartments are maximised. Furthermore, the management agreement has been developed to incorporate the flexibility for people to be allocated to an apartment from the wider disability service.</p>

1.03	<p>Almost a year into opening, Llys yr Iarll is providing residents with disabilities the opportunity to live independently, greater choice of the way they lead their life and an environment where they are valued and treated with respect. For most of the new residents it is their first individual tenancy in supported housing, having moved out of their family home for the first time, or from shared living.</p> <p>With the right home and the right support in place they have flourished, integrating into the community and building a new, independent life. One of the young people explained: "I like the independence" of living at Earl Street. "It was daunting at first, but now it is OK".</p> <p>The location means people are part of a local community, with one resident saying: "It is good to have my own flat and that I can see my friends, and I also like how I can walk to the castle."</p> <p>Another resident said that they "found it hard at first but has settled well and enjoys being able to do more things with my friends".</p> <p>The design of the flats gives people maximum independence in a safe way, with the space they need and the equipment to do as much for themselves as is possible. The young people living there have found jobs nearby with the support of project search in some instance, developed friendships with other residents, learned skills around their homes, and things to do locally.</p> <p>A resident confirmed: "I like living on my own" and also likes being able to access many local amenities, for example; "I can go to the sports centre whenever I want."</p>
1.04	<p>Glan y Morfa is an ex-warden property owned by the Council in Connah's Quay, which unfortunately had been empty for several years due to being unsuitable for families with a lack of garden / outside space and its location on a sheltered housing scheme.</p> <p>The Council's Housing Assets Team worked closely with Social Services to reinstate the building into a transitional, shared accommodation for people who have a disability and are homeless or temporarily unable to return home, due to planned adaptations required in their existing home.</p> <p>This was a joint initiative utilising ICF grant funding to cover the costs of the refurbishment. The building consists of two individual apartments, with the ground floor apartment suitable for people who are bariatric. Glan y Morfa became operational in February 2021.</p>
1.05	<p>Glan y Morfa is a transitional property providing a stepping stone to more permanent premises. People receive an intensive rehabilitation / reablement service which includes people with physical, sensory or learning disabilities who are discharged from hospital but unable to return home immediately, with the intention of:</p> <ul style="list-style-type: none"> • Improving wellbeing outcomes for tenants; • Reduce costs and demands on residential care; and • Reduce delayed transfer of care from hospitals.

	The Progression Team in Social Services alongside Micro Care Workers provide the support to the individual during their stay in Glan y Morfa.
1.06	<p>Encouragingly Glan Y Morfa has been operating up to capacity for the past few months, however the two tenants who are currently resident have not yet been able to move-on, even though they are ready to do so, as suitable properties have not yet been identified. The lead Officer for Social Services is managing the situation closely with colleagues from Housing to ensure they are prioritised for adaptations or new accommodation.</p> <p>Additional referrals have been received for placements in Glan y Morfa, but as there isn't any availability at present, the individuals have been considered for alternative options such as short term care. There are still two people on the waiting list and, should a vacancy become available, their circumstances will be reviewed. We are working close with housing Colleagues in developing the future housing needs plan.</p> <p>Ongoing activity continues to raise the profile of the service with relevant teams, for example hospital Social Workers and the Homeless Team in the Council.</p>

2.00	RESOURCE IMPLICATIONS
2.01	<p>Llys Yr Iarll Human Resources: There are implications for human resources, as the team ensures that the apartments remain occupied and where an apartment becomes empty, suitable referrals for the apartment are made promptly. Revenue: there are no implications for the approved revenue budget for this service for either the current financial year or for future financial years. Capital: there are no implications for the approved capital programme for either the current financial year or for future financial years</p>
2.02	<p>Glan y Morfa Human Resources: There are implications for human resources, as the team need to ensure the apartments are occupied and people are moved on promptly. Revenue: A Service Level Agreement has been developed which sets out the roles and responsibilities for Housing and Social Services, including the relevant costs. Capital: there are no implications for the approved capital programme for either the current financial year or for future financial years</p>

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT
3.01	Impact Assessment is not required as this is an update report.

3.02	<p>The primary risk for Llys Yr Iarll is vacant apartments incurring costs for the Council, however this has been mitigated through the provisions in the Management Agreement with Wales and West Housing Association, which ensures shared vacancy costs for a specific period allowing Social Services enough time to reallocate.</p> <p>Further mitigation includes the Learning Disabilities Team holding regular Accommodation meetings to review the status of each of the residents and where there is potential for an apartment to become empty. Should it become empty, work is undertaken to identify a new person for that apartment. The Team have a register of people who require accommodation which they can draw upon.</p>
3.03	<p>In terms of Glan y Morfa, the primary risk currently is that people are not able to move-on for various reasons and subsequently the property is not available for those in need of the service. This is being managed through close working between the relevant teams (i.e. Housing and Social Services) to try and ensure the tenants are prioritised for either adaptations or a new home.</p>

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	Not applicable.

5.00	APPENDICES
5.01	None.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Not applicable.

7.00	CONTACT OFFICER DETAILS
7.01	<p>Contact Officer: Jo Taylor Service Manager - Disability, Progression and Recovery Telephone: 01352 701341 E-mail: jo.taylor@flintshire.gov.uk</p>

8.00	GLOSSARY OF TERMS
8.01	<p>Bariatric – people who are classes as obese as an example anyone over 25 stone.</p>