



Building Independence

A person centred approach
to developing innovative
ordinary housing solutions
for people with complex
needs and behaviours that
challenge



About Us

Our Mission

“Improving quality of life through provision of quality, bespoke accommodation that enables tenants to achieve independence, fulfil their potential and optimise enjoyment of life, and allows staff and family to be part of that journey”



About Us

Our History

- 32 years experience – started in 1988
- Only specialist RSL in Wales developing just for vulnerable adults
- Can develop in all Welsh Local Authorities – active in 19
- 314 Properties providing homes to 840 tenants
- Innovative tenant focused housing is at the heart of what we do



About Us

Our Housing Models

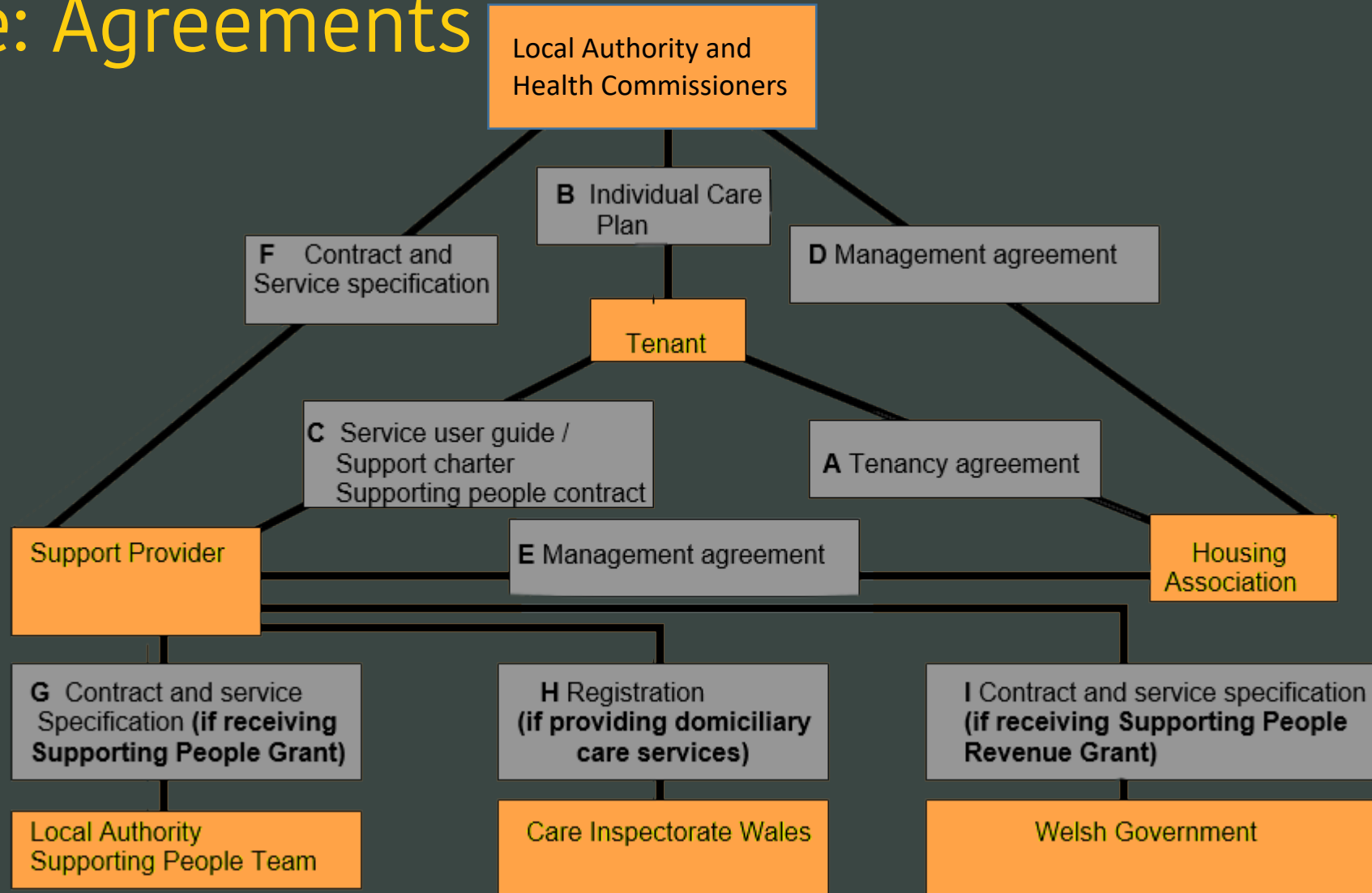
- Shared & Self contained supported options
- Specialist Complex Health ('Closer to Home') provision
- Specialist Physical Disability Schemes
- Supported and unsupported homes for Veterans



Supported living

- ‘Supported Living’ applies to a range of housing & support options for people with a learning disability & other vulnerable adults
- Based on principles of choice & control
- Support tailored to individual needs
- Support providers & housing providers usually chosen by Social Services departments, Sometimes the Tenant can choose themselves
- A person lives in their own home & receives care &/or support to promote independence & increase social skills
- Unlike residential care (in which housing, care & support are provided together), Housing Benefit can be claimed to pay for certain housing costs such as rent & service charges

Supported Living & Closer to Home: Agreements



Outcomes – ‘Closer to Home’ Partnership

- Better implementation of PBS by providers
- 40 people live in their own adapted ordinary homes
- 30+ people returned from out of area
- Dramatic improvements in quality of life e.g. participation, social inclusion, better relationships with family, material and physical wellbeing
- Greater satisfaction expressed by families



Savings

- Improvements in Quality of life
- Average out of area costs £96k per year wide variation £15K-£470K (Allen et al 2007)

Real case examples

A, Out of area residential college £ 311,000

Cost of new C2H service circa £ 85,000

Saving = £226,000

B, Out of area residential college £170,000

Cost of new C2H service circa £ 78,000

Saving = £ 92,000

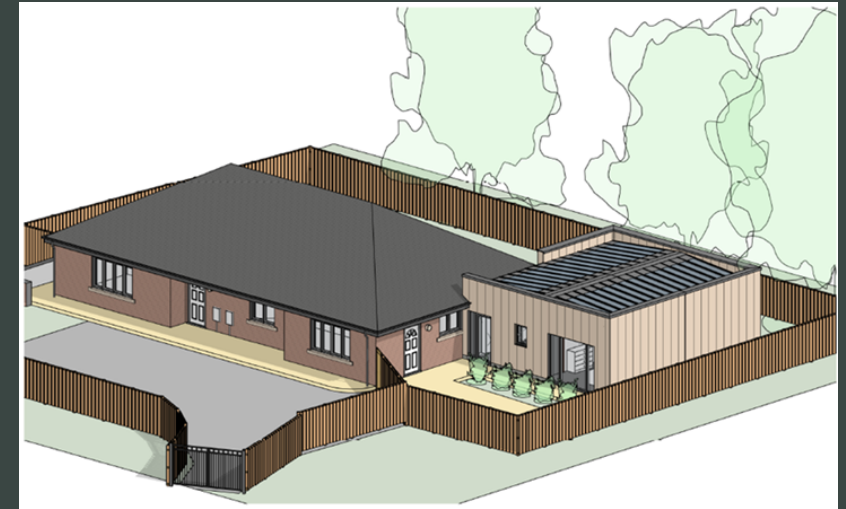


The Importance of Integration – A tenant's perspective



Current Innovation – ‘FLEXI HOMES’

- Welsh Government funded in partnership with Wrexham CBC
- Pilot Scheme comprising one concept flexi home delivered to an existing FCHA property based ‘Welsh first’ approach - preference towards materials and labour sourced locally within Wales
- Carbon Neutral Standard using a Fabric First approach by 2021 (WG Guidance)
- Scheme Specification adapted for wider Pod/Panelised scheme roll out
- Assistive technology - utilising Amazon Alexa following a recent FCHA pilot
- Post completion performance / post occupancy evaluation
- Thermal comfort, indoor air quality, occupant well-being monitoring



Current Innovation – Assistive Technology Pilot

- Completed a Pilot scheme in partnership with Cardiff CC & Innovate Trust
- Motion activated Cube
- Sensor based TV control system & based lighting, integrated in smart framework reducing night time light usage
- Personal voice access point
- Improving tablet compatibility and functions
- Additional “tap” control options for smart home hardware
- Integration of additional back-up smart fire panel



Assistive Technology in action!



Outcomes – Assistive Technology Pilot

Overall a positive change in emotional wellbeing

100% of individuals reported that they felt better able to do things for themselves

75% of individuals said the house was more fun to live in
(with 25% saying it was the same)

100% of individuals like their smart home

50% of individuals reported feeling safer at home

All individuals were independently assessed as feeling better able to do things for themselves due to the
introduction of technology



Thank You



FCHA are actively developing properties across Wales & Shropshire and are always happy to discuss partnership opportunities.

If you are interested in learning more about us please contact us using the details provided.

