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# Cardiff's Right Place Accommodation Strategy



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# Accommodation Strategy Summary



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- The Accommodation Strategy went to Cabinet on the 19<sup>th</sup> January 2023.
- The strategy gives an overview of the current position, analyses demand and details the proposals for the following workstreams with consideration for The Right Place and NEST/NYTH framework;
  - Children's Residential Provision
  - Children with Disabilities
  - Mental Health and Emotional Wellbeing
  - Unaccompanied Asylum Seeking Children (UASC)
  - Parent and Baby



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# Children's Residential Provision

## Demand

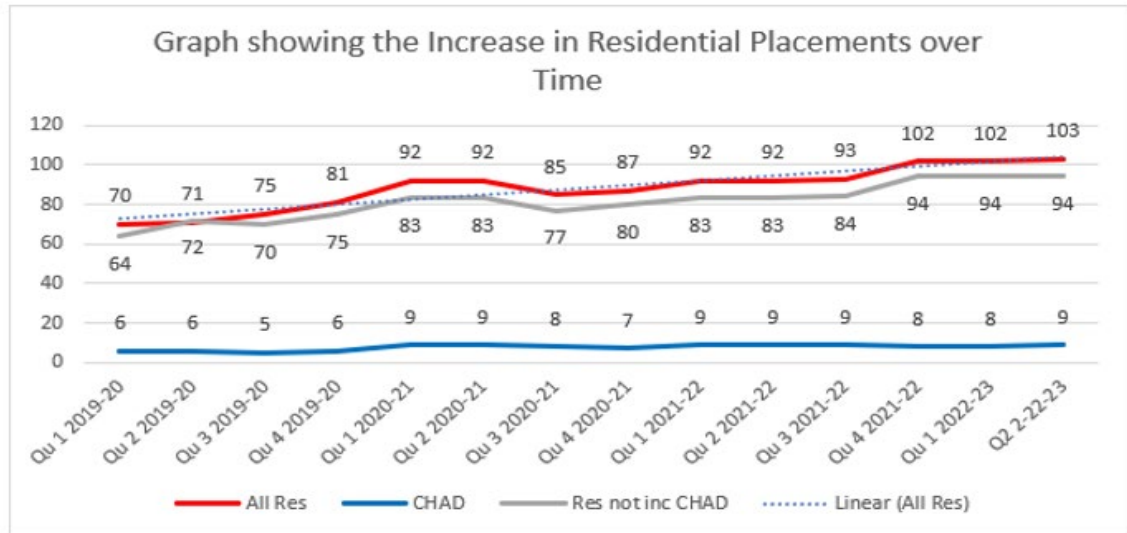
Ages	In Cardiff	Out of Cardiff	Total	% in Cardiff
Under 13	3	20	23	13%
13-15	8	37	45	18%
16/17	11	21	32	34%
<b>Total</b>	<b>22</b>	<b>78</b>	<b>100*</b>	<b>22%</b>

The table shows the volume of young people placed in out of county placements and exemplifies the need for this strategy to be delivered at pace with 78 out of a total of 100 placements being Out of Cardiff.

\*This includes Parent & Baby Placements



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Increasing need for residential placements as can be seen in this graph, in particular males aged between 14-16 years old. The number of boys in residential placements has increased by 59% from 41 in March 2022 to 65 in August 2022, whereas girls in residential placements has increased by just 6% from 34 to 36 during the same period.

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Utilisation of current assets to maximise their usage to meet needs, the recommendations are as follows;

- Retain Crosslands as a 6-bed residential unit with minor upgrades to the home.
- Retain Falconwood as a 3 bed residential unit
- Retain Oakway for use as an emergency provision for a 1 bed residential home.
- Develop Baden Powell - upgrade the property and register the property as a 2-bed residential home
- Bronwydd – upgrade the property to be a therapeutic placement and register property as a 1-bed residential home.

Purchase and develop additional properties to meet the demand;

- **3 x 3 bed children's home for our younger population** – linked to our inhouse foster carers to support quick step down
- **4 x 3 bed and 3 x 4 bed children's homes predominantly for our older children and young people.**



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## Children with Disabilities



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### Demand

There are currently 25 children accessing Ty Storrie as well as 23 children and young people on the waiting list. These children's needs are met through additional packages including community care respite.

This is partly the reason for a 63% increase in domiciliary care payments.

### Proposal

The need is solely on the short break and shared care arrangements;

- **Redesign of Ty Storrie** into 4 self-contained units with communal space for specialist shared care arrangements to bridge the gap between overnight short breaks and 52-week accommodation.
- **Additional lower level short break provision** – this property would suit being delivered from a larger bungalow property for up to 4 children at a time.



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## Specialist Mental Health & Emotional Wellbeing

### Demand

- Increase in number of CYP presenting in A&E following self-harm or suicide attempts and in emotional distress.
- A regional, integrated group of operational leads developed a model that can respond to the needs of this group of young people. They have agreed on an integrated delivery model that combines an outreach approach to work with young people and families across all settings with an accommodation solution for young people who cannot return home or to a community placement.

### Proposal

- **1 large property to accommodate up to 2 CYP at any one time, 1 staff sleep in and office space**

The service will offer an accommodation solution for CYP who cannot return to their place of residence. This accommodation solution will support up to up to two CYP at any time, aged 10-18, subject to matching of the CYP in residence which will be understood through the psychological formulation



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# UASC

## Demand

In Cardiff, there are currently 53 children and young people open to the UASC team



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## Proposal

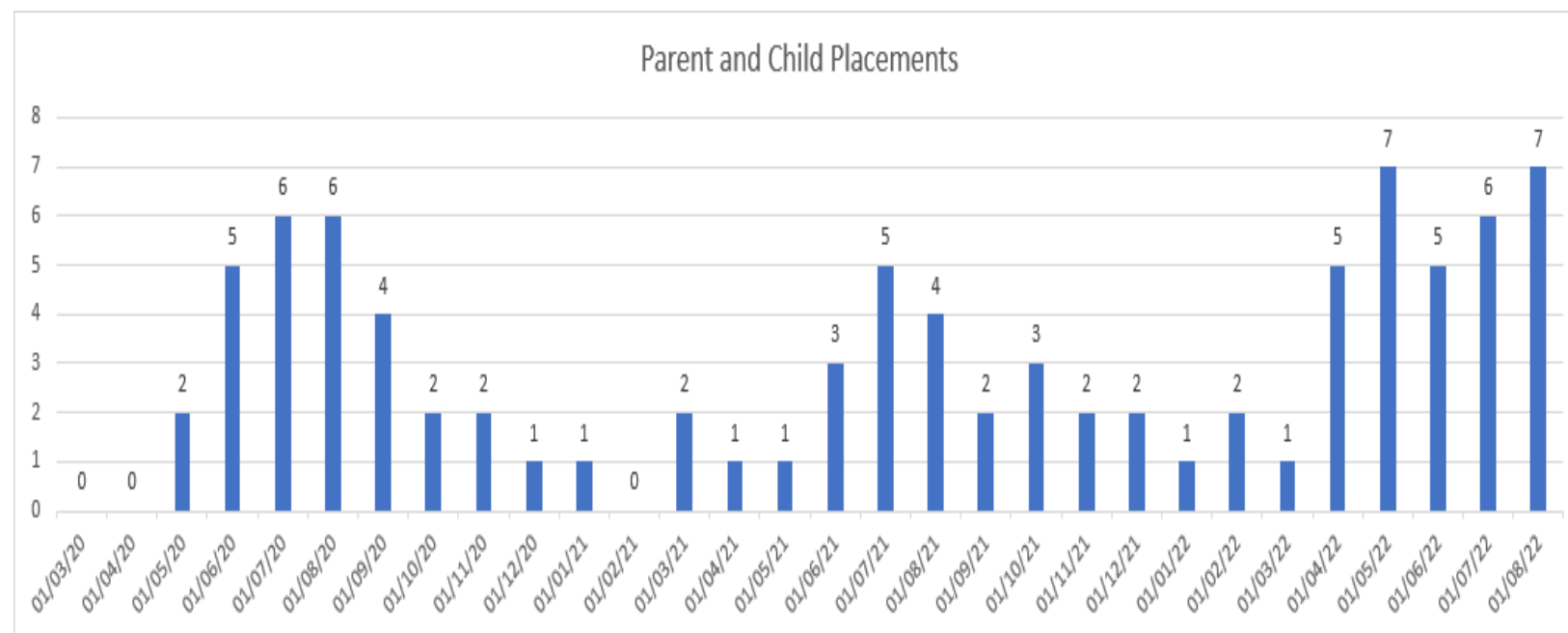
Retain a 6-bed property which was opened in March 2022 and is available for UASC aged 16 and above, arriving via the National Transfer Scheme (NTS) or spontaneously

## Parent and Baby

### Demand

There are no parent and baby placements in Cardiff and these placements are frequently outside of Wales because there is no local provision.

**Proposal** Due to the specialist nature of this provision, linked to the Commissioning Strategy we will look to find a partner to deliver this provision. Discussions are taking place with a provider who are looking to expand this provision within South Wales.



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Name of Property	Current	Proposal
Crosslands	6 bed	6 bed
Falconwood	3 bed	3 bed
Oakway	1 bed	1 bed
Baden Powell	unregistered	2 bed
Bronwydd Road	unregistered	1 bed
3 x 3 beds Additional under 13	-	9 bed
4 x 3 beds Additional over 13	-	12 bed
3 x 4 beds Additional over 13	-	12 bed
Ty Storrie	2 bed	4 bed
CHaD Short Breaks	-	4 bed
Specialist Mental Health	-	2 bed
Parent and Baby	-	4 bed
Colum Road	6 bed	6 bed

These additional properties will be sought through open market purchase and refurbishment/remodelling, new build opportunities through housing development schemes plus the opportunity of repurposing existing assets to meet these needs.



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## Proposals Summary

These proposals will deliver a total of 46 beds across the city within the control of Cardiff Council. This is in addition to the 28 beds currently being provided by other providers bringing in a total children's home provision in Cardiff to 74.

Acknowledging this is 20 less than the 94 children currently in residential provision at the end of this 3-year strategy the need in Cardiff will be reviewed as the following factors need to be considered;

- Supporting children who need to be placed out of area
- The planned increase to the Young Persons Gateway
- The introduction of the Housing First model
- The increase in in-house fostering (including specialist foster carers)
- The overall shifting the balance of care to prevent the demands



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# Housing & Social Services Board



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## Children's Services Capital Programme Board

### Project Team –

- Monitors capital spend,
- Oversees funding bids,
- Collates design requirements,
- Project briefs and leads on capital workstreams below- Regeneration in partnership with key contacts in children's services

### Governance

Childrens Services Capital Programme Board established with monthly meetings which will feed into the Social Services Programme Board

Children with Disabilities

Children Looked After

Specialist Mental Health & Step-down from hospital

UASC

Parent and Baby



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# Progress

## General Children's Residential Provision

- **Baden Powell** - Member consultation completed, positive feedback with one request for greenery to be incorporated at the front. Development works well underway at the property including electrics and fire suppressant sprinkler system and successful pod installed during February Half Term.
- **Oakway** – Refurbishment works complete
- **Crosslands** – Meeting at the home to discuss upgrades took place with colleagues from Housing Regeneration. As a result a list of essential works that are required was compiled along with a wish list of changes to the property. FM visiting in February to look at boiler concerns. Scope for extension pod being investigated with DFG's to redesign Kitchen space.
- **Bronwydd** – Contractors booked to start sprinkler works at the property in March followed by refurbishment and refurnishing works.
- **New 7 x 3 beds** – The property market search continues for further suitable properties. Talks are continuing with Housing Development to discuss what houses are available on new build sites. These properties are more cost effective as require little refurbishment works and have sprinkler systems installed as standard. A full review of all sites that are completing in the next 2 years is underway to analyse location, site plans and availability.
  - **Hawthorns Pentwyn Property** – Property purchase working through legal stages. Ward member consultation complete, (no issues raised) Additional funding to be sought from Housing with Care Funding (HCF), ODR for purchase signed off by estates, DFG's to deliver refurbishment works.
  - **St Mellons Property** – Formal offer accepted on property. Ward member consultation complete, (no issues raised), ODR for purchase signed off by estates. DFG's to deliver refurb. Additional funding to be sought from Housing with Care Funding (HCF)
  - **Llandaff Property** – Large property set over three levels. Initial drawings created to allow high level costings. Home Buyers Survey completed on property with valuation to inform costings.
- **New 3 x 4 Beds** – Potential 5 bedroom house has been identified on an upcoming Housing Development Site. Agreement in principle for us to purchase the property and currently reviewing plans and costings. Further properties being identified, with programme dates and cost estimates being provided.
- **St Mellons Family Centre** – Visit taken place with Housing to look at available space and discuss potential options. Initial concept drawings have been created to include office space, 2 residential units plus staff sleep in space.

## Children with Disabilities

### ➤ Re-design of Ty Storrie

Stage 1 Design Principles have been signed off. RIBA stage 2 design work progressing well and staff engagement sessions underway.

### ➤ Additional lower level short break provision

Property market search continues for a larger bungalow property.

Also in discussions with Housing Development who have identified a potential opportunity in an up and coming site with a close proximity to Ty Gwyn where a large number of child and young people in our Child Health and Disability Team attend.



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## Specialist Mental Health and Emotional Wellbeing

➤ A number of properties were visited throughout Cardiff and Vale of Glamorgan

➤ Suitable Property Identified - Roath

- Offer formally accepted, property purchase working through legal stages.
- Ward consultation complete with no feedback or concerns received.
- ODR for purchase signed off by estates
- Initial outline programme prepared including input from Clinical team following initial design meeting. Discussions to start defining space requirements and overarching design principles for the project.



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