

<b>MEETING</b>	THE FULL COUNCIL
<b>DATE OF MEETING</b>	20 October 2011
<b>TITLE</b>	Consultation on the future of Tan y Marian, Pwllheli and Pant yr Eithin, Harlech Residential Homes
<b>PURPOSE</b>	Matter to be decided
<b>RECOMMENDATION</b>	To recommend to the Council that the current use of Pant yr Eithin as a residential provision is brought to an end and to follow a work programme to ensure interests and to respond to the needs of the current residents.
<b>AUTHOR</b>	Gwen Carrington Head of Housing and Social Services Department
<b>PORTFOLIO LEADER</b>	Councillor R. Hywel Wyn Williams

## 1. Purpose of the Report

The purpose of this report is:-

- To report on the outcome of the statutory consultation on the future of Tan y Marian, Pwllheli and Pant yr Eithin, Harlech Residential Homes.
- To present the recommendation on the future of Tan y Marian, Pwllheli and Pant yr Eithin, Harlech Residential Homes.

## 2. Background

Members will be aware of the Council Board's decision on 2 November 2010, to consult formally on the future of Tan y Marian, Pwllheli and Pant yr Eithin, Harlech Residential Homes. (See Appendices A and B)

This decision was made on the grounds that:-

- It would be possible to meet the needs of a number of the residents of the home in a provision that would be much more fit for purpose.
- The existing provision could be rationalised to be much more effective.
- There was a need for the service to achieve its efficiency savings target of £300,000 by April 2012, in accordance with the expectations of the Gwynedd Council Savings Strategy 2010-13.

Following the decision of the Board, the consultation on the future of the Residential Homes of Tan y Marian, Pwllheli and Pant yr Eithin, Harlech commenced on the 9<sup>th</sup> December 2010, in order to discover the views of stakeholders and the public on the following options:

**Option 1** - To keep both homes open and occupied to their full registration.

**Option 2** - To close Tan y Marian Residential Home, Pwllheli and establish a residential unit for eight residents at Pant yr Eithin Residential Home, Harlech.

**Option 3** - To close Pant yr Eithin Residential Home, Harlech and establish a residential unit for eight residents at Tan y Marian Residential Home, Pwllheli.

**Option 4** - To close both homes.

### **3. The Vision of Services for People with Learning Disabilities**

The All Wales Learning Disabilities Strategy (1983) states that people with learning disabilities should enjoy a normal life in the community, exercise their rights as individuals and be supported to develop their full potential and the challenge for the Council is to attempt to realise that, not based on the patterns of the past, but in a way that establishes a service that is suitable and sustainable for the future.

The Statistics of the Joint Learning Disabilities Service Commissioning Strategy: Gwynedd 2007 – 2010 recognises that the number of service users that this service has will increase substantially (from just under 500 in 2007 to 650 in 2020). Our assessment of the current models shows that continuing to provide services for them by following the traditional model would increase the costs from just under £12 million to £15 million in this period.

It was noted in the report of Mobius UK, Developing “Citizen Centred” Services for People with Learning Disabilities (2008), that the vision for North Wales was as follows:

“ In North Wales our vision for the future is that people with Learning Disabilities will have a better quality of life; living locally where they feel “safe and well”, where they are valued and included in their communities and have access to effective personal support that promotes independence, choice and control.

The overall regional strategy proposes a reduction in the use of residential and nursing home care and an increase in the use of community living schemes, but with a significant change in the way such schemes are managed.

There is a need to target care offered so that 24 hour support is only offered where it is essential and that future schemes are developed for 2 or 3 users.”

The report, which was published at the request of the Directors of Social Services of all north Wales authorities, notes that in Gwynedd, accommodation should be offered for 2-4 individuals together.

It was also noted that there was a need to consider:

- Reduce dependency on in-house providers
- Agree on a Housing strategy for this group (Learning Disabilities Accommodation Report completed)
- Introduce Telecare (Work continuing with this locally)

- Develop extra care options to reduce dependency on traditional residential home models.

The report notes further that models of day care services should be fully integrated in the community.

John Bolton's work (commissioned through SSIA Wales) notes that 40% of residential care costs relate to the building, not the care.

This means that by moving towards a model where tenancy and care are considered separately, it is possible to reduce costs for the local authority and this will enable us to maintain care services at the appropriate level for the individual.

This means that we can address the expectations of us by offering services that support users to reach their potential as citizens in the community and move away from a procedure that considers them as residents of a home only.

It is fair to challenge whether or not moving residents from one area to another is contrary to the vision of offering a local service. However, information is included in the body of the report that details the travel implications of this. It is emphasised that this would be a short term move in order to respond to the Council's expectations for the service to make financial savings against the residential care budget by April 2012. The aim is to ensure that we have extra care housing models and full tenancies in the community for the users of this service in each area.

Of course, there is a need to collaborate with partners such as Housing Associations in order to achieve the vision. One association has already expressed an interest in collaborating in order to plan for the future on the sites of existing residential homes in the three areas.

#### **4. The Consultation Process**

As part of the consultation process, an information pack and questionnaire was prepared for everyone that was included on the consultation list (Appendix C), along with anyone else who had contacted the Council to request information.

At the beginning of the consultation period, the information packs and questionnaires were shared out with the staff members of both homes at meetings.

Public notices and statements were placed in the press, and in public locations, e.g. libraries and post offices within the catchment areas of both homes.

In order to receive a response from residents, the Advocacy Service was commissioned to undertake individual discussions with each resident.

Open sessions were arranged to give everyone who was interested in the consultation an opportunity to receive more information about the process and to offer ideas to the Project Board. These meetings were held in Penrhyndeudraeth on 18 January and in

Pwllheli on 25 January 2010. One person attended the session in Penrhyndeudraeth and four persons attended the session in Pwllheli.

At the request of a relative of a Tan y Marian resident, the Project Board members were invited to a public meeting in Pwllheli on the evening of Monday, 14 February 2010, to discuss the consultation on Tan y Marian specifically.

## **5. Conclusions of the Consultation**

The formal consultation ended on 9 March 2011.

The response to the consultation was as follows: a total of 126 responses were received to the questionnaire, one report was received following an interview with the family of a resident of Pant yr Eithin, and one letter was also received.

A formal response in the form of a report was received from the Provider and Leisure Department.

The consultation showed that the majority was in favour of keeping both homes open, and as we had presented that option as part of the consultation that response came as no surprise.

See a detailed analysis in Appendix CH.

### **5a. Observations made during the Consultation**

It is possible to divide the observations to three main categories, namely:-

1. Proposals for possible developments within both existing homes.
2. Note that a number of residents have been living at the homes for quite some time and that the change would be difficult for them.
3. Note the importance of local services and keeping service users in their home areas.

### **5b. Alternative proposals received to the consultation**

Several proposals were made relating to an alternative use for both homes in order to continue with the service on both sites.

- To adapt Tan y Marian home into independent flats for adults with learning disabilities.
- To divide Pant yr Eithin residential home into two supported houses and transfer the building to a Housing Association or Housing Company and provide community care (home care) to a level that would meet the needs of each individual.

- To divide Tan y Marian residential home into two supported houses and transfer the building to a Housing Association or Housing Company and provide community care (home care) to a level that would meet the needs of each individual.
- To restrict Tan y Marian home by using part of the building only and release the rest of the building for broader use within the independent / community sector.
- To restrict Tan y Marian home by using part of the building only and release the rest of the building for broader services, e.g. emergency / respite care.
- To develop the land of Pant yr Eithin for a mixed housing development, in addition to an accommodation provision for adults with learning disabilities.

The members of the Project Board have considered the above-mentioned options and have listed the advantages and disadvantages of all options (See Appendix D).

## **6. The basis of the recommendation and considerations**

When considering the future of Tan y Marian and Pant yr Eithin residential homes, the Learning Disabilities Project Board has four main aims, namely:-

- 1) To weigh up all evidence deriving from the statutory consultation.
- 2) To ensure that any recommendation meets and satisfies the needs of the current residents of the residential homes
- 3) To ensure that any recommendation is in keeping with the Council's vision and commissioning intentions, in order to develop a suitable service that meets the needs of service users with learning disabilities in the long term.
- 4) To meet a savings target of £300,000 on the cost of the Council's learning disabilities residential homes in accordance with the expectations of Gwynedd Council's Savings Strategy 2010.

In reaching the recommendation, in addition to the responses to the consultation, detailed consideration was given to the following:-

- The needs of the residents
- Assessments on the building of the current homes
- Effect on the families of the residents
- Human Rights Act
- Equality Impact Assessment on the residents
- Day Services

### **6a. Needs of the residents of both homes.**

A total of 11 residents live in the homes at present. Six in Pant yr Eithin and five in Tan y Marian.

After assessments and reviews were carried out in relation to the residents, the service has identified that the needs of eight residents should be met in a unit that offers a

residential level of care, whilst three are eligible to receive a service in the community with appropriate support.

	Tan y Marian Home (Pwllheli)	Pant yr Eithin Home (Harlech)
Number of existing residents	5	6
Number of residents where needs assessments state that they should continue in residential care provision	4	4
Number of residents that should be placed in a more independent / community accommodation provision, e.g. supported accommodation with a tenancy	1	2

Table 1 – Location of suitable accommodation for the residents of Tan y Marian and Pant yr Eithin.

#### **6b. Study on the quality of the buildings of both homes**

Gwynedd Consultancy was commissioned to undertake a study of the condition of the buildings of both residential homes in February 2011.

The purpose of this study was to discover factual and detailed information about the condition and suitability of both buildings in accordance with the expectations of the consultation, i.e. establish a residential home for a total of eight residents.

It is obvious from the study that the buildings of both homes require substantial investment over the coming years if we are to continue to use them to provide residential care.

When assessing the existing buildings, the main points noted below were raised:-

- Tan y Marian home is registered for a total of eight residents and Pant yr Eithin is registered for a total of six residents.
- Tan y Marian home would not need to be altered should there be a need to house eight persons there. The residents' personal rooms comply with care standards.
- The building of Pant yr Eithin home would need to be altered to ensure that it could be registered for eight residents. A number of personal rooms of the existing residents do not comply with care standards. The provider has come to an agreement with the inspectors by offering additional rooms as part of the personal space.
- The Council has invested £363,000 over the past seven years in Tan y Marian home, which includes costs totalling £200,000 on fire prevention work in 2006.
- The Council has invested £61,000 over the past seven years in Pant yr Eithin home. The fire recovery work has not been done.

Of both homes, Tan y Marian, Pwllheli offers itself as the best option to meet the existing needs. That is, establishing a residential unit for a total of eight residents.

Nevertheless, there is a need to invest in the building if we are to ensure that we meet the needs and expectations of service users and their families in future.

### **6c. The effect on families**

It is acknowledged that any change affects families as well as residents and families have been given an opportunity to give their views during the consultation and during individual meetings held with officers from the Service.

The key issue to this end is the assessment of the individuals' needs. Obviously, it would be completely inappropriate for us to refer to individual cases; however, in general, we are able to report on the results of our assessments to date:-

Four of the residents of Tan y Marian should continue in residential care provision and one should be placed in a more independent accommodation provision.

Four of the residents of Pant yr Eithin should continue in residential care provision and two should be placed in a more independent accommodation provision.

The table noted below reflects the impacts of travel (two-way journeys) on the families.

#### **The families of the residents of Pant yr Eithin, should residents transfer to Tan y Marian home**

Family 1 – Reduction of 12 miles

Family 2 – Reduction of 16 miles

Family 3 – Increase of 48 miles

Family 4 – Increase of 48 miles

#### **The families of the residents of Tan y Marian, should residents transfer to Pant yr Eithin home**

Family 1 – Increase of 48 miles

Family 2 – Increase of 48 miles

Family 3 – Increase of 48 miles

Family 4 – Increase of 48 miles

### **6ch. Equality Impact Assessment on the residents of the residential homes**

We have undertaken a full equality impact assessment on the recommendation included in this report and we are of the opinion that every effort has been made to ensure that the voice of the users, their families and key stakeholders have been considered.

These changes will certainly affect a number of individuals and their families, as well as communities. However, we remain of the view that the recommendation continues to be valid and that it is possible to respond to any further concerns.

The full assessment is included in Appendix DD.

## **6d. Human Rights Act**

When considering the decision to close a residential home, attention must be drawn to the implementation of the Human Rights Act, including in particular the implications of Article 8 of the European Convention on Human Rights. Article 8 protects rights including the right to a private life and to a home. It is not an absolute right and intervening with the rights can be justified based on the interests of the wider community. To do so, there is a need to weigh up the rights of residents against the wider interests associated with a decision to close. However, this does not mean that there is a need to conduct a detailed assessment of each individual at this time (in the absence of special circumstances), but rather a general consideration of the possible impact of the decision on the residents as a group should be evaluated against the case presented in support of closure.

It is acknowledged that a change such as moving home will affect any individual. The residents of Tan y Marian and Pant yr Eithin homes are more vulnerable individuals than others; however, evidence exists that supports the view that vulnerable individuals can cope with changes with suitable, timely and appropriate support.

Gwynedd Council's Learning Disabilities Service is a service that is provided jointly with the Betsi Cadwaladr University Health Board and as well as qualified social workers, qualified nurses are also available in the field to respond to the needs of individuals.

It must be emphasised that the needs of every individual are different and a comprehensive work programme would be put in place to respond to the special needs of each individual and to support them to become accustomed to any change. These programmes would be identified during discussions with the individuals, their families, the Advocacy Service (where relevant) and all care and support staff commissioned by the Council through the Provider and Leisure Department and other agencies associated with the plan.

The input of medical specialists, as well as general practitioners will be available to strengthen the social care and community specialist nursing elements.

In addition, there would be a need to:-

- Review support packages regularly in order to ensure that they continue to be suitable and appropriate.
- Earmark additional resources through the Advocacy Service and through the Carers Outreach Service for the families throughout the process.

## **6e. Day Provision – Harlech Unit**

Four of Pant yr Eithin's residents receive a day service in Harlech Unit.



Harlech Unit is located in the building of Pant yr Eithin home and a day service is provided there for five days a week from Monday to Friday.

Should Pant yr Eithin home close, it is not anticipated that there will be a need to continue providing a day service at Harlech Unit. The residents will be provided a day service at their new location, that will respond to their individual needs.

## **7. Conclusion**

In order to respond to the need to make savings, it is noted that the current provision can be rationalised in one location. This means securing the use of a unit that has already been registered for eight individuals and which also enables us to respond in a more suitable way to the needs of three residents.

We are aware through the consultation that users, carers and members of the public have expectations in relation to local services, but also services that give better choice and flexibility.

There is agreement that the traditional model of residential care is unsuitable for the future and this is an integral part of our vision for developing a service for the future.

Realising any option to alter a building in any way would involve capital funding and a failure to reach the expected savings.

By taking the step to rationalise the service in the short term, it is possible to act on the vision in the short term by working with partners to create a suitable provision to replace the traditional residential care model in the three areas.

The recommendation of the Officers of the Housing and Social Services Department are:-

- i) To bring the existing use of Pant yr Eithin, Harlech as a residential care provision to an end and:-
  - o Establish a residential provision for a total of eight residents who need to continue in a residential care provision in Tan y Marian home, Pwllheli.
  - o Ensure that all current residents of both homes receive an accommodation service that is suitable and appropriate in accordance with the individuals' assessments of need.

Accepting the above recommendation would ensure:-

- i) That every resident in Tan y Marian, Pwllheli and Pant yr Eithin, Harlech homes would continue to receive accommodation service in a provision that would be suitable and appropriate for their needs.

- ii) That a period of uncertainty for residents and their families would end after almost ten years of discussions on the future of learning disabilities residential homes.
- iii) That the Council's current residential care service could be rationalised and a total savings of up to £230,000 per year could be achieved in accordance with Gwynedd Council's Savings Strategy 2010-13.
- iv) That Social Services would be able to develop for appropriate and more modern services for the future.
- v) That Social Services discuss with partners who have already expressed an interest, and others in order to develop suitable and modern accommodation models for the future. By ending the service in Pant yr Eithin, Harlech, a substantial parcel of land would be released and this could be advantageous to these discussions.

### 7a. Analysis of Savings

Current costs of managing both residential homes - £832,000 (see below)

	Tan y Marian (Pwllheli)	Pant yr Eithin (Harlech)	Total
current cost of homes 2011/12 (£) (confirmation required)	480,000	372,000	£832,000
registration	8	6	14
number of residents 1/7/2010	5	6	11
unit cost based on the number of residents annually (£)	94,000	60,000	
weekly (£)	1,807	1,153	

Savings achieved through closure of Pant yr Eithin £360,000  
Proposed costs (£130,000)

Total Savings £330,000 (per year)

The Service would be keen to earmark approximately £30,000 in order finance additional resources during the transitional period, which will include work to decorate personal rooms of the residents who will be transferring to Tan y Marian.

Therefore;

Total Savings 2012/13 £200,000 (per year)  
Total Savings from 2013 onwards £230,000 (per year)

### Note

The above-mentioned amount would add to approximately £54,000 of savings expected to be realised by means of a review of care needs in Frondeg, Caernarfon residential home, which gives us a total of £284,000 of permanent savings per annum.

## **7b. Employment situation**

### **i) Residential homes**

Sixteen members of staff are employed in Pant yr Eithin home and twenty are employed in Tan y Marian home.

Closing one of the homes would result in the Council having an excessive number of staff at the site that is closing.

Four members of staff are employed in the Harlech Unit day provision. Closing Pant yr Eithin would mean that there would be a need to review the day care provision for the service users that would consequently lead to a review of the employment situation of those staff.

Should Pant yr Eithin close, there would be a need to undertake detailed work in terms of assessing the care needs of individuals and then the staffing structure that would be required in Tan y Marian in order to meet these requirements in full.

Pant yr Eithin, Harlech would have an excessive number of staff and those staff members would be given priority in the application process for any post that would be additional to the current structure in Tan y Marian. In accordance with the Council's procedure, individual discussions would take place with all staff and issues such as an intention to retire, etc, would be highlighted.

### **ii) Day Provision - Harlech Unit**

Four members of staff are employed at Harlech Unit day provision.

Closing Pant yr Eithin would mean that there would consequently lead to a review of the employment situation of the staff.

## **8. Care Scrutiny Committee – 28 June 2011**

A report was submitted making recommendations on the future of learning disabilities residential homes to the Care Scrutiny Committee on 28 June 2011. See below the committee's recommendation and some comments received from the committee members.

**RESOLVED to refuse all recommendations made by the Learning Disabilities Project Board and that it is expected for further details to be submitted to this Committee in response to the comments made by members.**

See below a list of the comments made by members of the Care Scrutiny Committee and the response of the Learning Disabilities Project Board.

<b>Committee's Observations:</b>	<b>Response</b>
<p>That firm details were required regarding funding the development with information being submitted regarding any intention to close one of the homes in order to secure funding.</p>	<p>We are aware that making any adaptations to the current buildings or constructing buildings from scratch would require capital funding.</p> <p>There would be a need to establish a partnership with financial agencies for this. It is very likely that the Council's contribution towards any development would be in the form of land.</p> <p>Cymdeithas Tai Eryri has expressed an interest in collaborating with us to develop sites where learning disabilities homes are currently located and it had very firm ideas to this end.</p> <p>It must be emphasised that discussions have not progressed to the point of discussing the funding of any development thus far. Requesting approval to proceed with this was part of the recommendations submitted to the Scrutiny Committee.</p>
<p>That there was a need to ensure that funding was in place for development prior to closing any one of the homes.</p>	<p>In an ideal world, this would possibly be the best way forward.</p> <p>Unfortunately, the national economic position and the Council's financial pressures mean that this is not possible at present.</p> <p>Social Services was asked to make savings of £300,000 against the learning disabilities residential homes budget by April 2012.</p> <p>The proposal submitted at present rationalises the residential service in order to meet this target, but at the same time it ensures a suitable service for the 11 residents that are affected the most by this work.</p> <p>At the same time, it drives us in the direction of new developments in a partnership which will assist us to meet the future needs.</p> <p>However, there is a need to make one very important point that tends to be forgotten – services or support do not depend on a building. Indeed, it is possible to create very creative care packages outside brick walls.</p> <p>The work of the consultant John Bolton (through the SSIA) and his analysis of the national situation and the situation here in Gwynedd leads us to care models that allows Social Services to focus on the work of creating care plans and leaves the housing element to be maintained by other agencies who are experts in the field. He estimates that 40% of residential costs are related to the costs of a building/residence and not</p>

	<p>directly related to the care and welfare of the individual.</p> <p>It is possible to fund this element by means of other sources that release care funding.</p>
<p>That information was required regarding the cost of providing the service in the community.</p>	<p>This depends on the needs of the individual and his placement.</p> <p>In terms of responding to the needs of the residents in the homes that would benefit from a more independent living placement in the community, it is estimated that £100,000 per annum would meet these needs. This is an average cost of approximately £33,000 per person in comparison to costs of maintaining them in a residential home of approximately £60,000 on average.</p>
<p>That a promise had been made in the past that Councillors would be able to visit various residential models; however, this had not been achieved.</p>	<p>We must apologise that the visits have not taken place to date, but arrangements have now been made.</p>
<p>That carers from Pant yr Eithin home should be transferred with the individual residents to Tan y Marian home should Pant yr Eithin close according to the recommendation of the Project Board. It was explained that there was a need to adhere to the Council's Excessive Staff Policies and that professional opinion should be sought from Human Resources regarding the situation.</p>	<p>Information included in the report.</p>
<p>That a proposal to close any one of the homes was contrary to the Council's Vision for Social Services that noted the need to create communities where people wished to live now and in the future.</p>	<p>See a further report on the vision.</p> <p>It is noted that this is an attempt to respond to a corporate and political expectation that the Service plans to make savings of £300,000 against the Learning Disabilities Residential Care budget by April 2012, but that this takes place in a way that enables us to continue to plan for the future and follow the strategic direction and vision.</p> <p>The recommendation does not disrupt the vision in the medium/long term as it is intended to work towards establishing a suitable and varied provision in each</p>

	<p>area. Further recommendations in the report submitted to the Scrutiny Committee requested approval so that this could be done.</p>
<p>That information was required regarding the site should a home be closed – this information should include details regarding a prospective buyer and details regarding other resources that would be provided.</p>	<p>This discussion is required about the three sites where homes for people with learning disabilities are located, and this would include the needs of the local community. It is seen that this is a wider discussion. For example, we are of the opinion that resources are needed for people with learning disabilities but there is an opportunity available here to consider the needs of older people or young families. It is also seen that some communities would wish to have a community centre and this discussion needs to be incorporated in the discussion on the need for day services across Social Services.</p>

## 9. Recommendation

After considering and evaluating all information included within this report, the recommendation is as follows:-

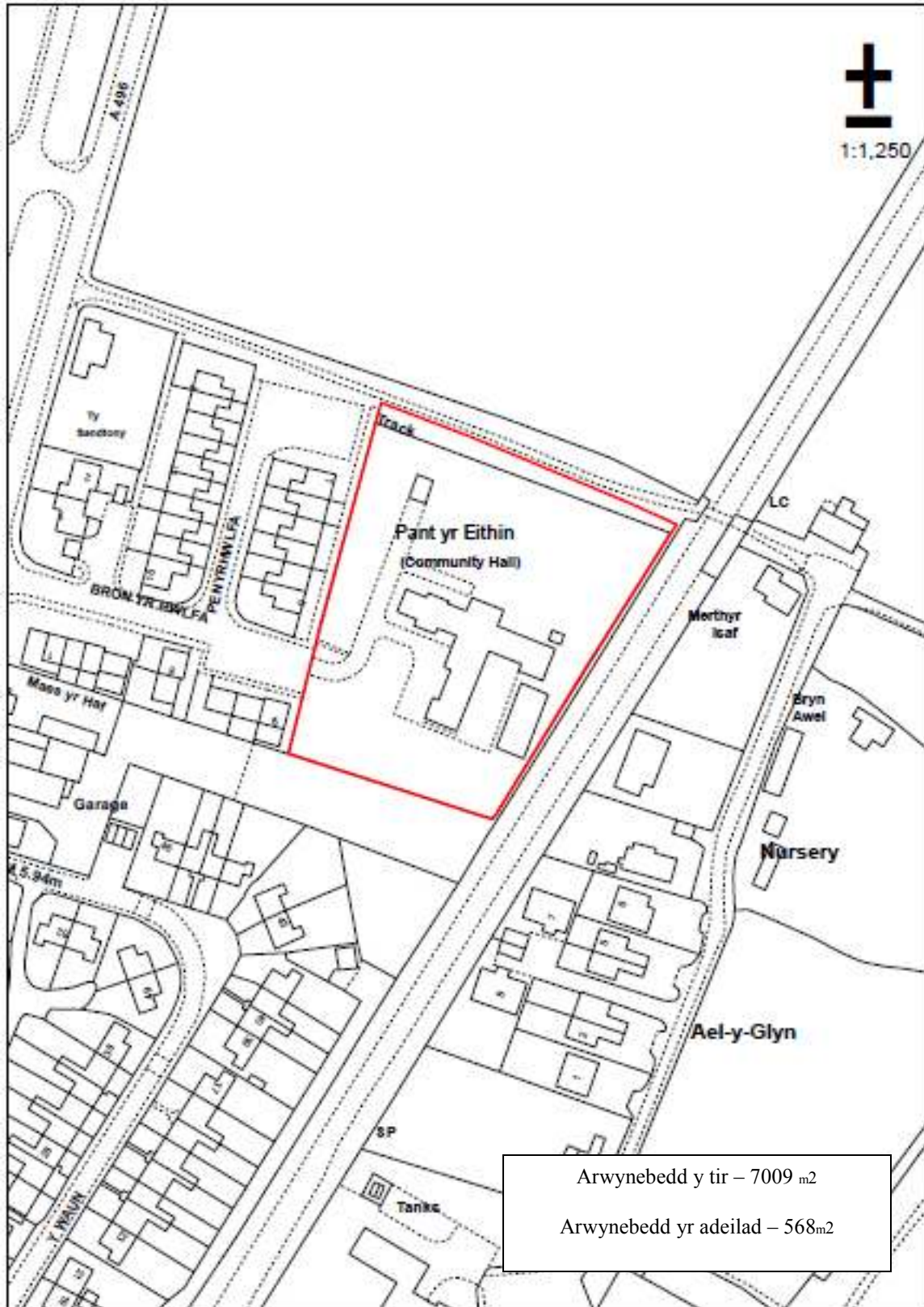
That the current use of Pant yr Eithin, Harlech as a residential care provision is brought to an end and that all current residents of Pant yr Eithin, Harlech and Tan y Marian, Pwllheli continue to receive a service in an accommodation provision that is suitable and appropriate to their assessments of need.

Should the above recommendation be approved, officers would proceed to follow a formal process with Cymdeithas Tai Eryri in order to prepare a business plan for developing the site in line with the information included in Appendix E.

Appendix A – Location Plan, Tan y Marian, Pwllheli



## Appendix B – Location Plan, Pant yr Eithin, Harlech





## **Appendix C – Consultation List**

An information pack and questionnaire were sent out to the following:-

- Families of the residents of Tan y Marian and Pant yr Eithin homes
- Members of staff at Tan y Marian and Phant yr Eithin homes
- Local Surgeries
- Betsi Cadwaladr University Health Board
- Carers Outreach Service
- Mantell Gwynedd
- Mencap
- Member of Parliament
- Assembly Member
- Local Councillors
- Town / Community Councils

The Advocacy Service were commissioned to undertake consultations with the residents of both homes in order to collate their responses.

The Consultation was published in both The Caernarfon Herald and Cambrian News on Thursday 9<sup>th</sup> December 2010.

Notices were placed in local libraries and Post Offices.

## Appendix CH - Consultation Responses

Here are the responses received by means of the questionnaire:-

	Total	On behalf of which home had they responded?		
		Tan y Marian	Pant yr Eithin	had not chosen
<b>Option 1</b> To keep both homes open and occupied to their full registration.	103 (81.8%)	84	14	5
<b>Option 2</b> To close Tan y Marian Residential Home, Pwllheli and establish a residential unit for 8 residents at Pant yr Eithin Residential Home, Harlech.	10 (7.9%)	-	9	1
<b>Option 3</b> To close Pant yr Eithin Residential Home, Harlech and establish a residential unit for 8 residents at Tan y Marian Residential Home, Pwllheli.	11 (8.7%)	11	-	-
<b>Option 4</b> To close both homes.	2 (1.6%)	2	-	-

Table 1: Response to the options proposed in the consultation

Two petitions, one on behalf of each home, were received.

**Here is the wording of both petitions:**

<p><b>CADW CARTREF TAN Y MARIAN PWLLHELI YN AGORED</b> <b>KEEPING TAN Y MARIAN PWLLHELI OPEN</b></p> <p>Arwyddwyd y ddeiseb gan 2803 o unigolion The petition was signed by 2803 individuals</p>
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<p><b>PETITION TO KEEP PANT YR EITHIN OPEN</b> <b>EIRCHION I GADW PANT YR EITHIN AR AGOR</b></p> <p>Arwyddwyd y ddeiseb gan 1141 o unigolion The petition was signed by 1141 individuals</p>
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### Response of the residents by means of the Advocacy Service

Informal meetings were held between the residents of both homes and the Advocacy Service on 9 and 10 February 2010.

A list of informal questions had been drawn up by the Advocacy Service in order to obtain the residents' views, rather than following the formal process of the questionnaire.

Not every resident was able to contribute to the consultation; however, the views of their families were sought.

It became apparent from these meetings that there was no support to the closure of either home and that there were strong feelings in favour of keeping these homes open.

## Appendix D – Alternative Ideas / Proposals to the consultation

The advantages and disadvantages of these ideas / proposals (in the view of the Project Board officers) are listed:

Alternative options	Advantages	Disadvantages
<p>To adapt the building of Tan y Marian home into independent flats. (Tan y Marian home staff member)</p>	<ul style="list-style-type: none"> <li>• It would be in keeping with the Council’s vision as more independence would be offered.</li> <li>• The ownership of the building could be transferred from the Council and thus savings could be achieved.</li> <li>• A local and sustainable provision would be retained.</li> <li>• Local support.</li> </ul>	<ul style="list-style-type: none"> <li>• The majority of current residents have been assessed as needing to continue in general / specialist residential care, therefore the provision would be unsuitable for their needs.</li> <li>• The timetable is limited to enable savings to be achieved.</li> <li>• It is unlikely that the building would be suitable for alterations of this type without substantial investment.</li> <li>• There is no assurance that it would be possible to obtain a developer to take responsibility for the work as developers are likely to favour building from scratch rather than adapting existing buildings.</li> </ul>
<p>Divide the existing Pant yr Eithin home into two supported houses.  Divide the existing Tan y Marian home into two supported houses.  (Provider and Leisure Department)</p>	<ul style="list-style-type: none"> <li>• The ownership of the building could be transferred from the Council to a Housing Association or independent housing company. Maintaining the building would be the landlord’s responsibility.</li> <li>• It would be in keeping with the Council’s vision as independence would be offered.</li> <li>• A local and sustainable provision would be retained.</li> <li>• Local support.</li> <li>• Ensures that the current residents can stay in their home, but they would have more independence and more rights as they would be tenants.</li> <li>• The tenants would pay rent and would be responsible for food, heating and day to day needs.</li> </ul>	<ul style="list-style-type: none"> <li>• The timetable is limited to enable savings to be achieved.</li> <li>• No assurance that the buildings would be suitable for this type of service.</li> <li>• Not effective use of the Pant yr Eithin land. The existing building is located in the middle of a substantially sized parcel of land and it restricts the possibility of being able to consider a more effective and extensive development.</li> <li>• There is no assurance that it would be possible to obtain a developer to take responsibility for the work as developers are likely to favour building from scratch rather than adapting existing buildings that are over 30 years old.</li> <li>• The Project Board would favour new buildings that have been purposefully planned for the existing needs and future needs.</li> <li>• No change to the identity of the home from being a</li> </ul>

		residential home to a more independent model.
To restrict Tan y Marian home to the main part of the building and to consider releasing the rest of the building to broader purposes within the community, e.g. community establishments. (Provider and Leisure Department)	<ul style="list-style-type: none"> <li>• Additional use of the existing building.</li> <li>• Possible that rental income could be attracted by releasing a part of the building.</li> </ul>	<ul style="list-style-type: none"> <li>• The Council needs to invest in the building and the surrounding land.</li> <li>• Restricts the residents' use of the building.</li> </ul>
To restrict Tan y Marian home to the main part of the building and to consider releasing the rest of the building to broader purposes within the community, e.g. emergency / respite care service. (Provider and Leisure Department)	<ul style="list-style-type: none"> <li>• Additional use of the existing building.</li> <li>• Possible that rental income could be attracted by releasing a part of the building.</li> </ul>	<ul style="list-style-type: none"> <li>• The Council needs to invest in the building and the surrounding land.</li> <li>• Restricts the residents' use of the building.</li> </ul>
Develop the land of Pant yr Eithin, Harlech for a number of mixed houses in accordance with the need. (Cymdeithas Tai Eryri)	<ul style="list-style-type: none"> <li>• Potential to develop a number of units including a new and modern accommodation provision for adults with learning disabilities.</li> <li>• New houses purposefully planned / used for the needs of the future.</li> <li>• In keeping with the Council's commissioning vision and intentions in terms of developing new and modern accommodation for a broad range of accommodation needs.</li> <li>• Not completely dependent on the need to attract a social housing grant and possible to fund the scheme by means of independent / private sector funding.</li> <li>• Possible that additional general accommodation needs could be achieved within the catchment area.</li> </ul>	<ul style="list-style-type: none"> <li>• It would result in closing the existing residential home and demolishing the existing building and releasing a parcel of land in the Council's ownership for developing such a scheme.</li> <li>• In order to ensure a viable housing scheme, with affordable rents and to attract development funding from the independent / private sector, consideration would have to be given to disposing of the site for less than the open market price.</li> <li>• Possible that a Social Housing contribution / investment would be required.</li> </ul>

## **CONDUCTING AN EQUALITY IMPACT ASSESSMENT**

For further help with this template, contact Ruth Richards, Equality and Language Officer [ruthrichards@gwynedd.gov.uk](mailto:ruthrichards@gwynedd.gov.uk) ext. 2056

### **RECOMMENDATION ON THE FUTURE OF TAN Y MARIAN, PWLLHELI AND PANT YR EITHIN, HARLECH RESIDENTIAL HOMES**

#### **1) AUTHOR(S) OF THE ASSESSMENT**

Glyn Tomos, Adult Service Manager, (Developing and Commissioning), Housing and Social Services Department on behalf of the Learning Disability Project Board

#### **2) PARTNERS**

Note all the individuals and groups who need to be included in the assessment process: These could include front line staff, partner organisations, specialist organisations etc.

Head of the Housing and Social Services Department – who recommended to the Council Board that consultation should occur on the future of Tan y Marian and Pant yr Eithin homes.  
Gwynedd Council Board – who made the decision to consult on the future of the Homes, Tan y Marian, Pwllheli and Pant yr Eithin, Harlech.  
Head of the Provider and Leisure Service – who is responsible for providing the care on behalf of the users and for the staff under the present system and is in the process of consulting on the future of the home.  
Manager and members of the Integrated Teams (Social Services and Health) for Adults with Learning Disability.  
North Wales Advocacy Service  
Gwynedd Carers Outreach

#### **3) START DATE**

9 March 2011- date of the end of the consultation period on the future of Tan y Marian and Pant yr Eithin residential homes

#### **4) END DATE**

26 July 2011 – date when the Council Board decides on the future of Tan y Marian and Pant yr Eithin homes

#### **5) RELEVANCE**

You should outline what relevance the policy/ service/ procedure has in relation to each of the general equality duties and to each of the equality groups. There may not be a relevance to all categories, but if any are noted, then you will need to complete the assessment

##### **5a) Relevance to the General Duties**

###### ***Consultation.***

It was recognized at the beginning of the consultation period that there was a relevance to each one of the General Duties. As a result, it was ensured that the consultation on the future of the two homes (Tan y Marian

and Pant yr Eithin) was widely advertised in the press in order to raise awareness amongst stakeholders and the public of the consultation period and encourage as many people as possible to contribute to the process. An information pack was prepared, and distributed to the following:

- Residents at the homes
- Residents' families
- Staff of both Homes
- Elected Representatives of the areas of the two Homes
- Statutory and voluntary bodies and organizations with an interest in the care sector
- Members of the public who expressed an interest in taking part in the consultation.

Formal and informal meetings were held with a number of the above stakeholders and meetings arranged at specific times in Penrhyndeudraeth and Pwllheli, when an officer from the Council was present to receive the views of stakeholders and members of the public.

An Advocacy Service independent of the Council was provided to ensure that service users' voices were heard properly. The Gwynedd Carers Outreach Service was also offered to the families. Whatever the outcome of the recommendation, we will continue to ensure that we maintain an open dialogue that is accessible and suitable.

- **Positively promoting equality**

Every effort was made to ensure that everyone with an interest could express an opinion, by considering their communication needs and offering different ways of contributing comments. North Wales Advocacy Service was commissioned to work closely with the residents so that their voice was heard and they could express any hopes or concerns they had regarding the future of the two homes.

- **Getting rid of illegal discrimination, harassment and victimisation**

A system was followed whereby every resident received a full and current social assessment of their needs, to identify the most suitable, relevant and cost effective location to respond to their needs. This was done jointly with the service users, their families, and other relevant agencies such as Health.

- **Promoting equal opportunities**

This was ensured by

- i) Commissioning an independent Advocacy Service to enable stakeholders to express their views.
- ii) Providing an information pack in easy read form, in large print, Braille or on tape, on request.
- iii) Assess every resident's needs and ensure that their welfare is central and that all information has been provided on that basis.

- **Encouraging good relationships**

Any question mark over the future of a service is obviously going to cause

concern and worry to the stakeholders and it is essential to hold an open dialogue with them throughout the process. Meetings were held with residents' families before the Council Board meeting in November 2010 in order to explain the purpose and procedure of the consultation period and then before the Care Scrutiny Committee meeting on 28 June 2011 in order to discuss with them the recommendations before that committee. It was ensured that an information pack was available before the consultation meeting, to explain the background and the situation of the two homes and put it in context.

## **5b) Relevance to equality groups**

- **Race**

All the users and staff of the two homes are of white British background. So all the literature and correspondence was produced in English and Welsh. English or Welsh are the first language of those who are or will be affected by the recommendation.

- **Sex** (include transsexual, maternity and pregnancy issues)

The majority of the users and staff of both Homes are women.

- **Disability**

All the users are adults with a learning disability. The level of disability varies, with some of them having physical disabilities and health needs. The consultation has considered the users' needs by offering an independent Advocacy Service to those who wish to use it and offering the consultation pack in alternative formats in accordance with the individuals' choice.

- **The Welsh language**

In accordance with the users' wishes, a service is provided through the medium of both languages in the two homes, and this will continue whatever the decision of the Council Board on the future of the homes. It was ensured throughout the consultation period that every correspondence, meeting, leaflet and so on was available in both languages. The consultation pack was in both languages so that individuals could respond in their chosen language. A translation service was provided for the meetings with the staff.

- **Sexual Orientation**

Not aware of this having been applicable but if the matter had arisen it would have been treated sensitively and fairly.

- **Religion or belief**

As part of the social assessment for each resident, the individual's religion or beliefs are considered and every effort is made to respect each individual's wishes to practice their faith or to gain access to a house of worship of their choice. It is possible some individuals will lose their relationship with their usual Church or Chapel because of the recommendation, but every effort will be made so that they can recommence attending, at their chosen place of

worship in their new location. As far as we know, none of those who would be likely to have to move home or area following the recommendation to the Council Board has specifically asked for this matter to be considered.

- **Age**

The ones affected by the recommendation going before the Council Board are adults aged 18 or over. Age is considered as part of the social/multidisciplinary assessment carried out on each individual. In terms of this consultation, the age of the individual has no effect at all on the intended recommendations.

## **6) AIMS AND OBJECTIVES OF THE POLICY/ SERVICE/ PROCEDURE**

Note the reason for the policy and what the Authority aims to achieve through it

The All Wales Learning Disabilities Strategy (1983) states that people with learning disabilities should enjoy a normal life in the community, exercise their rights as individuals and be supported to develop their full potential and the challenge for the Council is to attempt to realise that, not based on the patterns of the past, but in a way that establishes a service that is suitable and sustainable for the future.

This means that we can address the expectations on the Council by offering services that support users to reach their potential as citizens in the community and move away from a procedure that considers them as residents of a home only.

It is emphasised that this would be a short term move in order to respond to the Council's expectations for the service to make financial savings against the residential care budget by April 2012. The aim is to ensure that we have extra care housing models and full tenancies in the community for the users of this service in each area.

Of both homes, Tan y Marian, Pwllheli offers itself as the best option to meet the existing needs. That is, establishing a residential unit for a total of eight residents. Nevertheless, there is a need to invest in the building if we are to ensure that we meet the needs and expectations of service users and their families in future.

## **7) INVOLVEMENT AND CONSULTATION**

What involvement and consultation exercises were conducted in relation to the policy/ service/ procedure and what were the outcomes?

1. An information pack about the consultation was prepared and distributed, noting the background and putting the situation in its context.
2. Individual meetings with the users and their families before the Council Board meeting in November 2010 and before the Care Scrutiny Committee meeting in June 2011.
3. An independent advocacy service was provided for the users, and Carers' Outreach service support for the families.
4. Meetings with the staff before the Council Board meeting in November



- 2010 and before the Care Scrutiny Committee meeting in June 2011.
5. It was ensured that support was available from the Human Resources Department to support the staff.
  6. Formal and informal meetings were held with statutory and voluntary bodies and organizations with an interest in the care sector for adults with learning disabilities.
  7. Maintaining a dialogue with elected representatives.
  8. Arranging for an Officer from the Council to be available at specific times in Penrhyndeudraeth and Pwllheli to receive comments from the people of the area.

## **8) AVAILABLE EVIDENCE**

Evidence can be based on local or national data, on consultation, monitoring, staff comments etc.

Evidence has been included in the report prepared for the Council Board meeting on 2<sup>nd</sup> November 2010 and then for the Care Scrutiny Committee meeting on 28<sup>th</sup> June 2011. Following the consultation period, evidence was gathered on behalf of the residents, families, staff and elected members. The evidence showed there was not much support for the option of closing either of the homes and by presenting these options, the response came as no surprise. The detailed analysis of the findings of the consultation is contained in the report to the Council Board. In addition, a number of alternative proposals/ideas were received for the two homes for the future. These have all been fully discussed by the Project Board and have listed the advantages and disadvantages of all options. These are again included in the report to the Council Board.

## **9) EVIDENCE GAPS**

Note any evidence gaps and how these will be filled.

Every effort has been made to ensure that all evidence is included following the comprehensive consultation process undertaken. If any evidence gaps had become known, they would have been addressed and reported in accordance with the procedure.

## **10) WHAT IS THE ACTUAL/ LIKELY IMPACT?**

### **10 a) On equality groups**

- **Race**

It is not anticipated that the recommendations will cause any more concern to one racial group than to any other.

- **Sex**

Full consideration has been given to this as part of the social care assessment for each individual. No difficulties are seen in terms of sexual sensitivity if the recommendation is implemented to move the residents from one home to another.

- **Disability**

The nature and degree of the disability is an important factor in deciding on the most suitable location to meet the individuals' needs. In terms of the needs of the current residents of the two homes, it is recommended that eight continue to receive residential care whilst the other three's needs can be met in a house situation with support in the community.

The recommendation will mean significant changes to the lives of residents and their families and especially so for those who move from their current home either to another home or community care. Proceeding with the recommendation, means that there will be a need to ensure that every possible step is taken to mitigate this impact by continuing to have open dialogue and consider the specific needs of each individual. To this end, we will formulate and implement a full programme of support.

- **The Welsh language**

It is the Council's policy to provide a service in accordance with each individual's language requirements and this will continue whatever the decision of the Council Board.

- **Sexual orientation**

This is being given full consideration as part of the social assessment on each individual and there is no reason to think that carrying out the recommendations will affect this.

- **Religion and belief**

This is being given full consideration as part of the social assessment on each individual. Although it did not present itself during the consultation period, it is recognised that carrying out the recommendations can mean a change in patterns of worship for the residents, every effort will be made so that they can recommence attending at their chosen place of worship in their new area.

- **Age**

This is being given full consideration as part of the social assessment on each individual. It is recognized that some individuals have lived in the two homes for many years and that it will be a considerable challenge for them to cope with a change in their situation. In order to assist these individuals and their families it is intended to implement a full programme of support for them after the Council Board decides on the recommendations.

## **10b) The general duties**

- **Positively promoting equality**

Whatever the Council Board decides, the process of facilitating the individual's right to express an opinion about their situation will continue.

- **Getting rid of illegal discrimination, harassment and victimisation**

It will continue to be ensured there is every opportunity for everyone to express an opinion and to do so in a way that is suitable and appropriate whatever the individual's mental capacity and the state of their health and

physical condition.

- **Promoting equal opportunities**

Advocacy Service support will continue as well as a level of support suited to each one of the residents. All of them have access to the services of a Social Worker or Key Worker within whichever home remains open. Also, ensure that a regular review of each resident's needs occurs annually or following any changes in their circumstances.

- **Encouraging good relationships**

It is intended to implement a Comprehensive Programme to support the affected residents and their families following the decision on the recommendations. This kind of support will continue in order to ensure that everyone affected settles down in their new locations with new staff caring for them.

By accepting negative comments that arose from the consultation and noting the problems that the recommendation raises in the short term, it can be argued that the proposal in the long term represent a change in terms of providing for the future, with the emphasis in moving towards independence: this can in turn, and with adequate support, lead to improving equal opportunities and to foster good relations.

## **11) ADDRESSING THE IMPACT**

(More than one result may be relevant)

### **Outcome 3: Continue with the Policy**

If there is potential for a negative effect or loss of opportunities, the justification for continuing should be clearly noted.

The recommendations the Council Board is asked to decide upon will mean great change in the lives of seven out of the eleven current residents and their families. If it is decided to implement the recommendations, Social Services will begin immediately to draw up an Action Plan for each one of the residents affected by the change. Such a programme will be planned around the individual, with support coming from Social Workers, staff of both Homes, Advocacy Service and Carers Outreach. The meetings with the families have shown there is opposition to the intention to move individuals from one home to the other and because of that it will be necessary to be particularly sensitive to everyone's feelings and to work within a timetable that will meet the needs of the individuals and their families.

The justification for continuing is that the needs of a number of residents can be met in a provision much more suited to their needs and that the current provision can be rationalised to be much more effective. At the same time, Social Services are asked to achieve their efficiency savings plans of £300k by April 2012 in accordance with the expectations of Gwynedd Council's Savings Strategy 2010-13

## **12) MONITORING AND REVIEWING ARRANGEMENTS**

The Learning Disability Project Board will continue to monitor support

arrangements for residents and their families following whatever decision the Council Board takes.

By accepting the recommendation, a detailed implementation programme for each individual, based on their individual needs will be prepared.

### **13) ACTION PLAN**

An action plan, outlining the actions, responsibilities, timescale and review and evaluation processes should be appended.

It is intended to draw up an Action Plan for each resident following the decision of the Council Board.

### **13) DECISION MAKING**

**The Head of Gwynedd Council Housing and Social Services Department asks the Council Board to approve the recommendations on the future of the two homes – Pant yr Eithin and Tan y Marian.**

## Appendix E

### **Additional information to the report of the Head of Housing and Social Services Department for the Council Board, dated 26 July 2011: THE OUTCOME OF THE CONSULTATION ON THE FUTURE OF THE RESIDENTIAL HOMES OF TAN Y MARIAN, PWLLHELI AND PANT YR EITHIN, HARLECH**

#### **DEVELOPMENTS ON THE PANT YR EITHIN SITE, HARLECH**

#### **1. THE VISION OF THE HOUSING AND SOCIAL SERVICES DEPARTMENT FOR THE FUTURE OF SERVICES FOR PEOPLE WITH LEARNING DISABILITIES**

##### **1.1 Local and National Strategy:**

The national strategy's message for providing services to people with learning disabilities has been consistent since the publishing of the All Wales Mental Handicap Strategy in 1983.

It was confirmed that the principles remain valid with the publication of a Statement under Section 7(1) of the Local Government Social Services Act 1970 in 2007.

In brief, the principles ask us to ensure that individuals with learning disabilities receive every opportunity and support to develop their potential to the utmost.

This includes full rights as citizens and being able to control all aspects of their lives to the best of their abilities.

This includes being able to live lives as independently as possible within communities with the same choices and opportunities as any other citizen of the same age.

The same message is presented in:

Fulfilled Lives, Supportive Communities: A Strategy for Social Services in Wales Over the Next Decade, WG 2008.

Sustainable Social Services for Wales: A Framework for Action, WG, January 2011

Gwynedd's Learning Disability Commissioning Plans, 2007 - 2020 and 2011 - 2016 reflect these aspirations.

##### **1.2 Main Drivers:**

- An increase in the number of adults with learning disabilities in Gwynedd aged between 16 and 64 years old and over 65 years old. We anticipate that 76 young people will have transferred from the Specialist Children's Service between now and 2016. This coincides with the national trend.
- A high number of adults living at home with their parent / carers who are over the age of 70 in Gwynedd.
- A change in the expectations of users, carers and families.

The report of Mobius UK was published in 2009. The company was asked by the Directors of local authority Social Services in north Wales to undertake a review of services for people with learning disabilities across north Wales.

Consulting with users and carers about their aspirations was a key part of the work.

One of the recommendations of the report was to reduce the use of traditional residential care services and develop different resources in the community that would provide people with learning disabilities the choice to live as independently as possible, safely and allow them to enjoy their rights as citizens.

An example of this type of facility would be an Extra Care Housing arrangement or supported tenancy.

- The need to ensure the best value for money. The number of users is increasing but it is unlikely that there will be any increase in budgets.

There is recognition that residential placement costs include additional costs to care e.g. building maintenance. In this current climate, there is a need for us to ensure that scarce resources are targeted towards care requirements.

Different models of care enable use to make the best of additional sources of funding, for example, housing benefits, and also supporting strategies and individuals' aspirations to be as independent as possible.

It also offers an opportunity to introduce Telecare facilities which enable and strengthen independence and safety.

### **1.3 Vision for the Pant yr Eithin site:**

- 1.3.1 It can be seen that there is a need to reduce the number of traditional residential resources and to implement models which offer choice and encourage independence along with making better use of financial resources.

It should be noted that living independently does not mean that you should live without support, but that the support contributes directly to the expectations within the strategies and the type of services that we should be developing.

- 1.3.2 It is recommended to build a provision of between six and eight specialist living units for people with learning disabilities on the site and that this provision will replace the existing building.  
The units can be either flats or bungalows for individuals along with a larger bungalow for two or three people to share.

As the living units are in close proximity of each other, they offer the benefit of sharing care facilities in order to make the best use of them.

Such a model would offer choice and independence to users; would enable the Council to respond to their requirements and to local and national strategies and make the best use of scarce resources along with full use of ancillary technology when appropriate.

Such models are able to offer a very high level of support and care where needed.

- 1.3.3 The number of up to eight living units in total coincides with the Welsh Government's recommendations. It also coincides with the needs of the service in the future in terms of the number of young people who come into service and the number of individuals who already have a tenancy but would benefit from moving to facilities more suited to their needs.

Gwynedd already has a good reputation amongst north Wales's local authorities for how we have been able to place a high number of users with learning disabilities within the community. However, it is obvious that there is a need to offer more resources of this nature in order to respond to the needs and aspirations of users in the future and ensure resources of a sufficient standard for our current users.

It must also be ensured that any model provides the best value for money in terms of care facilities.

It is anticipated that 17 new living units will be needed for users with learning disabilities in Meirionnydd within the next five years.

A development of between six and eight living units on the Pant yr Eithin site would be a substantial contribution to this.

## **2. REALISING THE VISION:**

- 2.1 In order to realise this vision, it must be considered how it coincides with broader accommodation needs in the local community and how such a provision could be funded. It is noted that a mixed development such as this one would coincide with the principle and the need to integrate people with learning disabilities within communities.
- 2.2 There are three elements to this analysis:
- a ) The accommodation needs of the local community (Harlech area)
  - b ) Identify a partner for the building work and for maintaining the provision
  - c ) Funding the development and the Council's contribution.

## **3. Affordable Housing Needs – Harlech area.**

- 3.1 It can be stated, based on information from primary and secondary evidence, that there are sufficient affordable housing needs in the Harlech area to justify a general affordable housing scheme on part of the site of Pant yr Eithin, Harlech. ( See Appendix 1 for the full evidence ).
- 3.2 The Grant Programme for Affordable Housing in Gwynedd 2011 – 2014 identifies the possibility of implementing such a scheme in Harlech.
- 3.3 It is also understood from the Eryri National Park Planning Officers that there is concern about the availability of suitable housing development sites in

Harlech and that the Pant yr Eithin site is one of those rare sites which could be considered for such development.

- 3.4 The Eryri National Park's Development of Affordable Housing Plan Planning Policy requires that all developments of 4 houses or less should be 100% affordable housing. For developments of 4 houses and above, the requirement is 50%.

#### **4. Identifying a Partner for the Development:**

- 4.1 Cymdeithas Tai Eryri has expressed a strong interest in working with this development, which would include affordable housing and specialist resources for people with learning disabilities.

They have a plan outline of what could be built on the site, but further consultation would be needed on the exact contents should the development proceed.

- 4.2 In relation to Housing Associations, Harlech is within Cymdeithas Tai Eryri's operational area and they would be our chosen partner and the partner that we would be expected to work with.

They are very willing to collaborate on a business plan within the coming weeks.

- 4.3 Should an element of any plan developed on the Pant yr Eithin site be funded through Gwynedd's allocation of the Welsh Government Social Housing Grant, then it would be mandatory for this element to be developed by a Registered Social Landlord in Gwynedd. It can be stated that Cymdeithas Tai Eryri is one of those Housing Associations that has a registered status with the Welsh Government to develop schemes through the Social Housing Grant in Gwynedd, and additionally, Harlech is one of Cymdeithas Tai Eryri's operational areas.

#### **5. Funding the Development:**

- 5.1 It is possible to consider making use of the Social Housing Grant on the site, ( see paragraph 3.2 ) along with funding that Cymdeithas Tai Eryri would provide.

- 5.2 The Gwynedd Social Housing Grant Programme 2011 – 2014 includes a scheme for eight affordable housing dwellings for general need in Harlech. In principle therefore, should it be intended to continue to develop the Pant yr Eithin Harlech site for specialist housing and an affordable housing element, it would be possible to consider using the Social Housing Grant for Gwynedd to fund an element of the development.

- 5.3 It is noted from the National Park policy perspective that there is a need for any development over 4 units to provide 50% affordable housing.( see paragraph 3.4 )

- 5.4 It would be possible to provide many affordable options on the site – according to the real need and demand, including:



1. Social rented housing
2. Intermediate rented housing
3. Joint ownership housing through the Social Housing Grant
4. Joint ownership housing without a grant.

Obviously, there would be a need to undertake further work locally in order to discover the exact affordable provision that would be appropriate to the site.

- 5.5 However, this is unlikely to be sufficient if the land of the Pant yr Eithin site itself is not released by the Council as a contribution towards costs. Usually, land is sold on the open market. However, in this case the development would benefit both the local community and vulnerable adults within that community. At the same time, the Council's interest can be safeguarded by ensuring rights to nominate for the affordable housing are included in any legal agreement. As the Council will also be commissioning the social care for the specialist units there is a need for partnership working which it could be argued would not be possible with a private sector developer.
- 5.6 It is possible to use the General Disposal Permission ( Wales ) 2003 to respond to s123 Local Government Act 1972 from the point of ensuring best price if the business plan and any operating conditions confirm this is the best option.

The permission of the senior leader of the Council's Assets Committee and the Chair of the Meirionnydd Locality Committee would be required before presenting an request in report form to the Council Board.

These discussions and any associated applications would take place under the leadership and supervision of the resources department.

## **6. Conclusions :**

- 6.1 There is evidence of the need for affordable housing in the Harlech area.
- 6.2 From a location perspective, it is noted that the Pant yr Eithin site is a suitable site in an area where such sites are rare.
- 6.3 There is evidence that at least 17 specialist units are required to meet the needs of individuals with learning disabilities in Meirionnydd.
- 6.4 Any development of not more than 8 specialist unit on the same site meets the requirements of the Welsh Government in respect of such developments as it supports integration into the local community and offers best value for money in terms of care costs.
- 6.5 A suitable and acceptable partner has stated their clear intent to work with the Council to develop a business plan for the site.
- 6.6 A Social Housing Grant has been allocated for the area/site.
- 6.7 It is possible to present a request to include the value of the land as a contribution to the business plan.
- 6.8 It is possible to secure the Council's interests and the community interest in the longer term through any agreement drawn up.

## **7. Timescale:**

- 7.1 Recommendation to transfer residents from Pant yr Eithin

Report to full Council	October 2011
Start the transfer process in respect of residents	November 2011
End of transfer process in respect of residents	April 2012

## 7.2 Development of the site

Confirm the type of specialist provision and affordable housing required	November 2011
Complete a feasibility study	December 2011
Agree the Business plan with the council	January/February 2012
Business Plan to Council Board and Eryri Housing Association Board	March 2012

## Appendix 1

### Evidence regarding the need for affordable housing in the Harlech area.

#### A. Harlech ward affordability issues

- Percentage of households with income of less than £20k – 37.4%
- Based on 3.5 times their income, 19% of first-time buyers would fail to afford terraced housing in Harlech.
- Based on 3.5 times their income, 58% of first-time buyers would fail to afford semi-detached housing in Harlech.
- Based on 3.5 times their income, 82% of first-time buyers would fail to afford detached housing in Harlech.
- Percentage of holiday homes and second homes – 15.8% of the entire housing stock.
- Percentage of the Harlech housing stock consisting of social housing - 10.7% (Welsh level approximately 17%)
- Number of general social housing units in Harlech – 49 units
- Number of new social housing units developed in Harlech since 1998 – 0 units

#### B Cartrefi Cymunedol Gwynedd/ Gwynedd Council waiting lists

##### Based on home addresses:

Harlech - 18 applicants

Talsarnau – 5 applicants

Llanfair - 3 applicants

Total – 26 applicants

##### Not based on home addresses:

87 applicants have expressed an interest in finding social rented housing in Harlech (however, Harlech might not have been the main choice or the only choice). The breakdown of these is as follows:

Type of applicant	Number of applicants
Couple 18 – 25 years old	1
Couple 26 – 60 years old	5
Couple over 60 years old	4
Couple of different ages	2
Single 18 – 25 years old	3
Single 26 – 60 years old	19
Single over 60 years old	11
Single 18 – 25 years old with children	3
Single 26 – 60 years old with children	14
Single over 60 years old with children	2
Family under 18 years old	1
Family 18 – 25 years old	4
Family 26 – 60 years old	18

### **C. Housing Needs Survey – of the Harlech Town Council Area – 2009 (work of the Gwynedd Rural Housing Facilitator)**

Obviously, it must be acknowledged that this type of survey provides only a snap-shot of need at a specific period in time. However, such a survey provides very useful information in terms of the characteristics and the needs of the housing market.

Some of the housing needs survey's main findings include:

- The percentage who responded to the survey was 37%
- 68% of those who responded had confirmed that they would support a small development of affordable housing for local people
- 29 stated that they would need to move house including:
  - 9 single people
  - 9 couples
  - 10 families
- 93% of the respondents stated that they wished to move to the Harlech area
- 78% of those who had stated that they needed to move house had not registered on the waiting list, therefore these are in addition to the number of applicants referred to in Section B above
- 80% of the respondents could not afford a house costing more than £140,000
- 57% of the respondents could not afford a house costing more than £100,000
- 74% of the respondents could not afford renting a house costing more than £390 per month
- 37% of the respondents could not afford renting a house costing more than £300 per month
- 62% had expressed an interest in social renting
- 41% had expressed an interest in a shared ownership scheme

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**A. Views of the Local Member:**

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**B. Views of the Statutory Officers:**

**Chief Executive:**

“Obviously, the submitted report relates to a change that affects a number of vulnerable people and any such change will be difficult, partly because of the uncertainty that can be created. However, there are many fundamental questions for the Board to consider:-

- What are the actual needs for supporting these individuals in future?
- Does the Council wish to see investment in buildings and establishments or in direct services?
- Is the Council’s service model one that will be sustainable for the future?
- Is the model consistent with the vision for the care field?

I would suggest that the answers to the above-mentioned questions will lead the Board to a decision that change is needed and that it should accept the proposed recommendations. Should the Board do so, I know that the department will hold sensitive and appropriate discussions with the individuals and families in order to mitigate concerns and facilitate any required change.”

**Monitoring Officer:**

A recommendation is proposed in the report following a consultation process on the future of the residential homes. The range of considerations that are relevant to the decision are dealt with in the document and appendices. The Board should evaluate the results of the consultation against the other issues included in the report when it makes a decision on the recommendation.

**Chief Finance Officer:**

“I confirm the accuracy of the financial estimates that appear in part 7a of the report of the Head of Housing and Social Services Department. I support the recommendation in part 9 as the Council (in December 2009) committed to achieve this efficiency saving, and it appears that this can be achieved whilst addressing the actual needs of the vulnerable individuals in future.”

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**C. Background Papers**

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**CH. Policy Implications**