

Greenhill Bungalow
Presentation to Good Practice Forum
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Commissioning Officer
23/01/25

**TORFAEN
COUNTY
BOROUGH**



**BWRDEISTREF
SIROL
TORFAEN**

Background

It wasn't until 2021 that there was a political appetite to develop Torfaen's own children's residential homes. This shift was driven by the need to address a significant budget overspend in children's services and later to align with the Welsh Government's goal to eliminate profit from the children's residential care market by 2027. Developing in-house residential homes aimed to reduce costs and more importantly provide better care for children within their local community, close to their friends, family, education provision and professional support networks.

RSL Partnership Model

- ▶ TCBC is a non-stock holding Local Authority
- ▶ RSL partner, purchase, development & housing management – Melin Homes and Communities
- ▶ No existing in-house residential homes, lack of internal infrastructure
- ▶ Externally commission for care & support
- ▶ Management agreements, RSL & LA, RSL & Provider

Finances

The project secured substantial funding, including £750,000 from the Integrated Capital Fund (ICF Legacy) and an additional £62,804 from the Housing with Care Fund (HCF) for essential furnishings and safety measures.

- ▶ Property acquisition - £349,950.00
- ▶ Build costs - £590,137.37 + VAT
- ▶ Furniture & furnishings (2 of everything!)- £26,000.00
- ▶ RSL private finance element

Timeline - Key Milestones

- ▶ Successful WG ICF grant application
- ▶ Property identified and offer accepted September 2021
- ▶ Completion on purchase March 2022
- ▶ Work due to start on site January 2023
- ▶ Delayed to June 2023 due to burst pipe and flooding of the property
- ▶ Care and support contract awarded July 2024 – Midway
- ▶ Property handover October 2024
- ▶ Registration obtained 31st October 2024
- ▶ Opening – 4th November 2024

Property Specification

- ▶ Brief from Children & Families
- ▶ Previous experience from Melin
- ▶ Pen pictures of those children at the highest continuum of need
- ▶ Early Identification of those children coming through
- ▶ Focus on hardest to place children/ young people
- ▶ Flexible to meet varying level of need
 - ▶ Anti-ligature, anti-vandal, hard wearing
 - ▶ Fully accessible annex
 - ▶ Pineapple Bedroom furniture

Contract Spec & Tender

- ▶ Worked closely with C&F services and MyST colleagues
- ▶ Therapeutic model
- ▶ Case studies
- ▶ Spoke to other LA's with existing homes
- ▶ Set fee for bungalow & spot fee for annex
- ▶ Challenges
 - ▶ Only one tender received - not financially viable
 - ▶ Rewrote the ITT to incorporate for profit providers committed to not-for-profit status
 - ▶ Set a maximum fee per placement

Ongoing costs to LA

	Rent	Service Charge	Utilities	Midway	Weekly £
Room 1	100.12	22.58	0.00	4,500.00	4,622.70
Room 2	100.12	22.58	0.00	4,500.00	4,622.70
Annexe	127.81	24.05	0.00	4,500.00	4,651.86
Staff Room	22.37				

Top Tips!

- ▶ Market engagement prior to tender
- ▶ Ensure Corporate Parenting Board is fully briefed with regular updates
- ▶ Engage with the community, members and leadership team
- ▶ Get your provider onboard early
- ▶ Know the regs!
- ▶ Amazon will be your best friend for furniture and furnishings!
- ▶ Check the area fully!
- ▶ Get a good contractor with experience of this type of scheme
- ▶ Collaboration and Stakeholder Engagement and positive relationships is key



Before & After photos

Railings





Hallway before





Hallway



Kitchen before





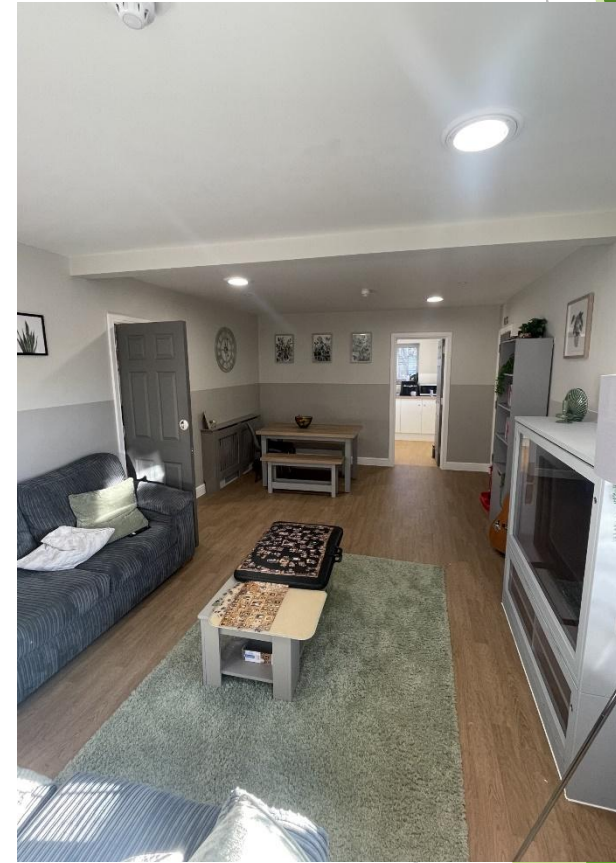
Kitchen





Living Room before

Living Room





Bedrooms



Bathroom & Utility

Utility



- ▶ Integrated washing machine & dryer - Miele
- ▶ Lockable COSHH cupboard
- ▶ Lockable Media cupboard

Shower room

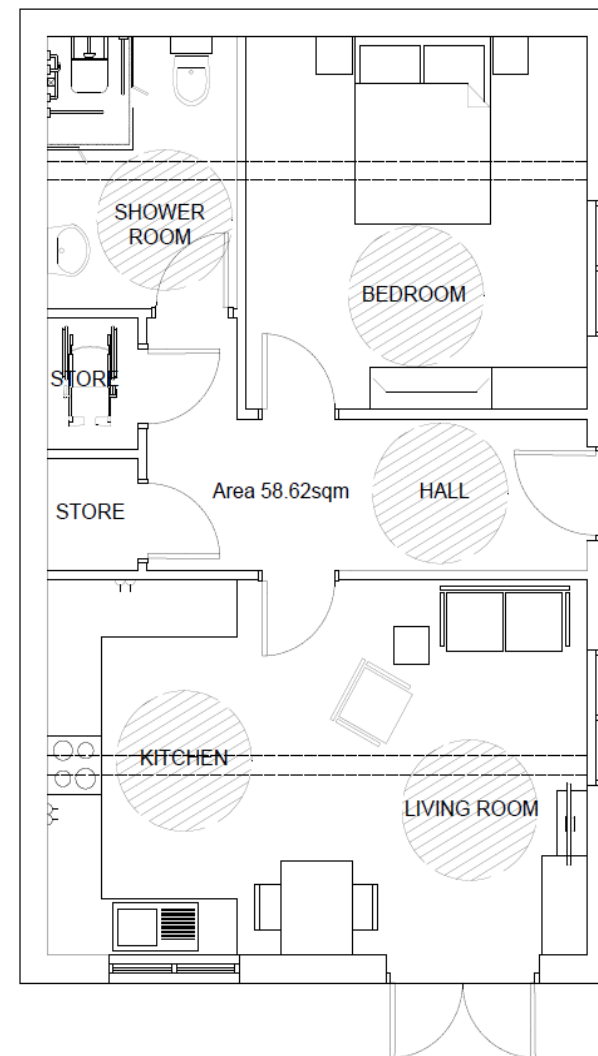




Garden



Annex





Annex



Annex

Annex





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Specification Highlights



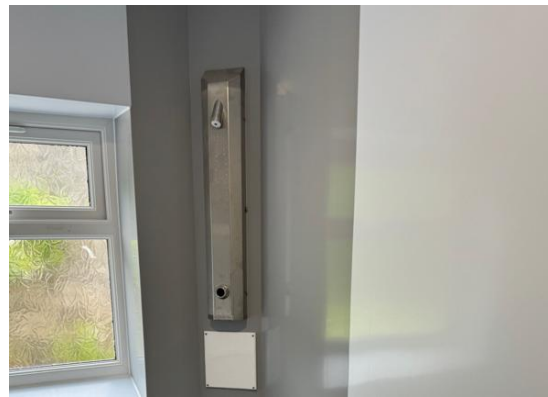
- ▶ Recessed handles
- ▶ LST radiators
- ▶ Specialized bedroom furniture
- ▶ Recessed Lighting

Specification Highlights



- ▶ Lockable media cupboard
- ▶ Wall protection
- ▶ Lockable concealed blinds

Specification Highlights



- ▶ Anti-Ligature taps
- ▶ Anti-ligature shower
- ▶ Handless kitchen units with induction hob



Specification Highlights

- ▶ Gully drainage in both shower rooms and toilet
- ▶ Level access anti-slip resin patio



Grand Opening



- ▶ Ribbon cut at 10am
- ▶ First child moved in at 13.30!
- ▶ So far so good!

How Greenhill Operates

- ▶ The service is designed to support children aged 8-18 with complex needs
- ▶ Midway Transitional Solutions is responsible for the provision of care and support to children and young people
- ▶ 2 bed bungalow and separate 1 bed self-contained annex in a residential street in Cwmbran
- ▶ Providers own Therapeutic model
- ▶ Referrals go via Family Placement Team & are made in full consultation with the provider at a pop-up panel
- ▶ Housing management covered by Melin Homes

How does Greenhill fit into the wider landscape

- ▶ The home is a key part of Torfaen children's services' plans, addressing the need for quality and affordable residential care for children with complex needs.
- ▶ It aligns with local and regional agendas and supports the Welsh Government's Eliminate Agenda to remove profit from children's residential care by 2030.
- ▶ Greenhill Bungalow provides a family-like environment, ensuring children can live within their community.
- ▶ The project also ensures Torfaen County Borough Council can offer sufficient accommodation for all children looked after, in line with the Social Services and Wellbeing (Wales) Act 2014.