



Duddon Mews, Millom

officially opened by

Mr and Mrs Peter Hodgson
Mayor and Mayoress of Millom

20 September 2005



Extra Care Housing

Duddon Mews, Millom

Duddon Mews, Millom, is an innovative new housing model for elderly people with care and support needs.

Based on the site of the former Jubilee Court, a traditional Home Housing sheltered scheme, Duddon Mews is made up of eight large wheelchair accessible two-bed bungalows and six studio units. It has 24 hour care provided by Croftlands Trust. The residents moved into Duddon Mews in April.



Each home incorporates smart technology to specifically assist in the care of the elderly.

This includes wandering detectors on front doors, bed sensors that can switch the bedside light on if a tenant gets out of bed in the night and alert staff if they do not return to bed within a given period.

The homes also boast temperature increase sensors which identify if there is a sudden temperature increase in the kitchen as a result, for example, of something being left on in the kitchen.

All of the homes have under floor heating to prevent the risk of burns from radiators.

Duddon Mews is built in a courtyard centred around a "Sensory Garden", scented flowers and brightly coloured plants, and each property's front door opens out onto a wide cloister running round the edge of the garden. This ensures the garden can be enjoyed all year round whatever the weather. A real community feel has been created.

Approximate Value

£1,132,533.00 (total scheme cost)

Procurement Method

Partnering with our strategic partner Thomas Armstrong (Construction) Ltd

Architect Adam Scott, Croft Goode Partnership

Quantity Surveyor Beardsmore Associates

Landscape Architects Trevor Green Associates

Funding Method

Housing Corporation Grant and Home Housing internal funding for the capital cost of the build

Supporting People for the revenue for support

Social Services fund the care package

Duddon Mews

14 Units

2008/2009

Actual Costs

1 COMMUNAL SERVICES

	Annual Cost	Cost Per Unit	Cost Per Week
1.1	Cleaner 2 Hrs per week	576.16	
1.2	Electricity for communal areas	736.20	
1.3	Heating communal areas	0.00	
1.4	Communal Water Rates	0.00	
1.5	Communal Council Tax	0.00	
1.6	Landscaping	3400.00	
1.7	Cleaning materials and other provisions	748.84	
1.8	Window cleaning	839.85	
1.9	Cleaning of Communal bins	0.00	
1.10	Decoration of Communal Areas 33% per year from 2003	0.00	
1.11	Rock Salt	0.00	
1.12	Income Generated for Scheme	0.00	
1.13	Provision of Scheme Manager Services [apportioned] [Housing Benefit Proportion]	5028.25	
1.14	Business Telephone Rental/Calls [apportioned to 50%] [Housing Benefit Proportion]	238.42	
	TOTAL COMMUNAL SERVICES	11567.72	826.27

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15.89

2 SERVICING AND REPAIRS

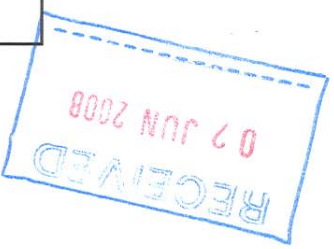
2.1	Servicing of Ancillary Equipment	137.37	
2.2	Servicing of Door Entry Equipment	137.37	
2.3	Servicing of Fire Detection Equipment	293.75	
2.4	Servicing of Fire Extinguishers	18.48	
2.5	Servicing of Lift	0.00	
2.6	Servicing of Emergency Lighting	0.00	*
2.7	Work to control Legionellis	388.93	
2.8	Repairs to Communal Heating System	0.00	
2.9	Repairs to Door Entry Equipment	759.47	
2.10	Repairs to Ancillary Equipment	299.05	
2.11	P.A.T. Testing	200.10	
2.12	Repairs to Fire Detection	295.07	*
2.13	Repairs to Laundry Equipment	0.00	
2.14	Repairs to Cookers and Fridges	0.00	
2.15	CCTV Service & Repairs	0.00	
2.16	Aerial Repair	0.00	
2.17	Assistive Technology	0.00	
	TOTAL SERVICING AND REPAIRS	2529.59	180.69

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3.47

Sub Total Carried Forward 14097.31 1006.95

19.36



MANAGEMENT CHARGE ON HOUSING RELATED ITEMS ONLY AT 15%

2114.60

151.04

2.90

EQUIPMENT DEPRECIATION

	Total Cost @ 2005	Additional Spend 2006/7	Total Cost @ 2007	Amount recovered each year	Cost Per Unit	Cost Per Week
3.1 Ancillary Equipment	2613.42		2613.42	261.34	18.67	
3.2 Door Entry System & CCTV @ 7%	37600.00		37600.00	2632.00	188.00	
3.3 Fire equipment @ 7%	2200.00		2200.00	154.00	11.00	
3.4 Laundry Equipment @ 12%	1250.00		1250.00	150.00	10.71	
3.5 Heating System (Storage Heaters) @ 7%	2740.00		2740.00	191.80	13.70	*
3.6 Carpet Cleaners/h Hoover	234.13		234.13	46.82	3.34	
3.7 Furniture			0.00		0.00	
3.8 Soft Furnishings			0.00		0.00	
3.9 Floorcoverings @ 10%	710.00		710.00	71.00	5.07	
3.10 TV aerials			0.00		0.00	
3.11 External lighting @ 10%			0.00		0.00	
3.12 Emergency Lighting	5330.00		5330.00	533.00	38.07	*
		TOTAL EQUIPMENT DEPRECIATION		4039.96	288.57	5.55
		TOTAL SERVICE CHARGE - per tenancy per week		20251.87	1446.56	27.82

I request these charges be made variable

* PLEASE NOTE THAT ASSURED TENANTS PAY FOR THESE ITEMS VIA THE NET RENT AND THAT THE SERVICE CHARGE HAS BEEN REDUCED ACCORDINGLY BY: **1.46**



Duddon Mews

Extra Care Housing

Millom Cumbria



Allocations Policy

Home is committed to an efficient local management service for tenants. Duddon Mews is a Home Housing development. Our local Scheme Managers and network of specialist staff ensure regular contact is maintained with every tenant.

Duddon Mews is a studio and two-bedroomed bungalow development offering 14 rented homes to older people who need more care and support than is available to them in other forms of housing. In particular, the dedicated care team at Duddon Mews aims to support tenants who have Extra Care needs such as memory problems. The care services operate 24 hours per day, every day of the year, supporting complex health needs to enable people to remain in their local community.

Anyone can make an application or a referral for housing at Duddon Mews. Each potential tenant's needs are assessed and considered by a multi-disciplinary team to ensure that the housing, care and support available within the Extra Care service can properly meet the needs of the applicant. The care and support service is commissioned to meet a range of needs within the fourteen households. This capacity determines the overall total number of care and support hours available to tenants.

All applications are considered. Applications may be for single person or two person households. It is likely that most applicants will be referred from specialists involved in community care, social work or health. The Allocations Process is simple and straightforward, and all decisions are made known as quickly as possible. The reasons for each decision are documented and recorded. The Scheme Manager is responsible for holding the Applications, bringing the Allocations Panel together whenever a property becomes available to let, and keeping the records.

The Allocations Panel is made up of four specialists:

- Scheme Manager
- Care Service Manager
- Social Work Team member
- Community Mental Health Team Senior Practitioner for Older People

This Allocations Policy accords with the Fair Access to Care Standards, in particular the categories of substantial or critical needs.

Making an Application for Housing at Duddon Mews

Anyone who would like to be considered for an offer of housing at Duddon Mews when it first opens in February 2005 should make contact with one of the offices shown below. The Staff will make a note of the applicant's name, age and address. Where the request is being made on an applicant's behalf, the referrer's details will also be noted so that subsequent contact is direct with the referrer.

Every name will be held on file by the Sheltered Housing and Older Persons Services team. The Allocations Panel will meet in late December to agree which applicants are to be offered housing at Duddon Mews. The successful applicants and/or their referrers will be contacted in January. Unsuccessful applicants will also be notified and their details will be held on file, pending a vacancy arising. Once the Extra Care scheme is open and providing services, all applications should be made to the Scheme Manager at Duddon Mews, Devonshire Road, Millom.

Home Housing Sheltered Housing & Older Persons Services

3 Bodlewell House, High Street East, Sunderland, SR1 2AS
phone LoCall 0845 600 55 65

Community Mental Health Team

Jubilee Centre
Devonshire Road
Millom phone 01229 774974

Social Work Team

Jubilee Centre
Devonshire Road
Millom phone 01229 774974

Home Housing

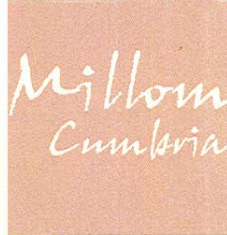
6 Newton Street
Millom
LA18 4DR
phone 01229 773200

Age Concern Millom & District

29 King Street
Millom
LA18 4BB
phone 01229 774573

Signing up to a tenancy at Duddon Mews automatically means the tenant accepts the Scheme Manager Support service. The Care service is agreed in detail with each tenant before taking up a tenancy and is reviewed at intervals thereafter. When someone accepts the offer of a tenancy, they are also accepting the nominated Care Provider who delivers the care service at the scheme. When the Allocations Panel select an applicant for an offer of tenancy, a Support and Care Plan is agreed so that the prospective tenant can be confident that the services they need will begin right at the start of their tenancy.

To help an applicant decide whether or not to accept an offer of housing at Duddon Mews, a financial assessment is made so that the prospective tenant knows how much they will have to pay to live there. The assessment will show whether or not the applicant is entitled to help with the cost of their housing and support services, rent and care charges.



Criteria for Eligibility

1. Applicants will generally be over the age of 60.
2. Priority will generally* be given to applicants at risk of being placed in a residential care or nursing care setting, but where the applicants have the ability to live independently within an extra care housing environment. **As the care and support service is commissioned to meet the differing needs of all fourteen households, when a property becomes available to let the Allocations Panel must take the service capacity into account when reaching it's decision.*
3. All applicants will be assessed, usually made under the N.H.S. and Community Care Act, to identify that the applicant has a clear assessed need for housing with extra care and support.
4. For a two person household, only one person needs to meet the eligibility criteria. In the event of the qualifying person ceasing to occupy the property, the remaining tenant may continue the tenancy. However, it is more likely that, unless they need the services available in Duddon Mews, they will wish to move house and Home Housing will offer all assistance to enable them to do so.
5. A comprehensive Care and Support Plan that clarifies roles and responsibilities in meeting agreed needs must be completed for each successful applicant to enable the successful take up of their tenancy.
6. The successful applicant must understand that accepting a tenancy at Duddon Mews does not remove all the elements of risk that might be associated with their existing accommodation.
7. The tenant's needs are continually assessed and their care and support service adapted to meet changing needs, intensifying where appropriate and where resources allow. If a person's needs can no longer be properly met after all available resources have been introduced, a meeting will be held to discuss alternative solutions. For example, a referral can be made for a Continuing Care assessment under the N.H.S. Continuing Care Eligibility Criteria 1st August 2003 (published by Cumbria and Lancashire Strategic Health Authority).
8. From time to time frail, older people with mobility problems may be offered housing at Duddon Mews. All applicants are considered in terms of their housing, support and care needs and the capacity of the on-site Care Team to deliver the Care and Support Plan commitment. Occasionally this may mean that a person with less intense care needs is offered a tenancy in order to safeguard the service already agreed with the existing tenants.



Extra
Care
Housing



Extra Care



Duddon Mews

Duddon Mews is an Extra Care Sheltered Housing Scheme for older people who need support and care to live independently. Home Housing provides the accommodation, property services and some support. Cumbria County Council Social Services arrange the care services. North Cumbria Mental Health and Learning Disability NHS Trust provide any necessary specialist services.

Our objectives are

- to encourage and promote ordinary daily living
- to promote tenants independence and choice
- to assist tenants to maintain their links with the community so far as they may wish
- to consult with tenants, and/or families and friends on all aspects of running the scheme
- to encourage family and friends to be involved in all aspects of daily support and care that tenants may require, where this is the tenants wish
- to work in partnership to provide continuity of support and care for tenants

Extra Care