

THE NEED FOR RELOCATABLE MODULAR HOUSING

INTRODUCTION

The Adults and Community Directorate at Dorset County Council has projected social care housing demand over the next 10 years. This has been done by looking at predicted population change, but also by looking at the circumstances of people currently on our caseload.

In Purbeck, and Wareham in particular, there is a lack of social care accommodation and services. There is one Residential Care home in Wareham. The closest Extra Care housing is over 15 miles away in Blandford Forum. Purbeck has just 4.3% of the counties supply of Supported Living accommodation.

Predicted demand suggests that 313 units of Extra Care housing and 42 units of Supported Living are required to meet demand in Purbeck over the next ten years. We know that there are 41 people with a learning disability in Purbeck who have a need for accommodation in the next 5 years. Long term plans will address this demand, but also know from examining our caseload that 33 of these people need

accommodation in the next 12 months. This need is not something that we can meet through traditional building programmes.

Relocatable Modular Buildings are our solution to meeting some of this short-term accommodation needs. They are constructed in a factory and lifted into position on site, which significantly reduces the construction time. They can be designed to meet specific needs, such as wheelchair accessibility. And they can be lifted back onto transport and moved to another site multiple times.

Another advantage of this type of housing is that it allows us to make meanwhile use of sites we own – including the former Middle School site in Wareham – while medium and long term plans are developed. Permanent Housing can be developed alongside relocatable housing, giving people the opportunity to see their permanent house being built and then move when complete, freeing up the relocatable housing units for craning off site and to a new location for a new group of people.

CASE STUDIES

Case Study 1

Kerry is a young adult with a mild to moderate Learning Disability and a diagnosis of Autism, which impacted on her ability to use money, travel independently, communicate with others and understand risk. When Kerry was 18 years of age she moved into residential care and was supported to develop her independent living skills in managing her own home. Within two years Kerry expressed a wish to move back to her local community and be given the same opportunities as the rest of society, to live in her own home, to find employment either voluntary or paid and to be as independent as possible. Creation of relocatable housing in Wareham would offer the first step for Kerry in achieving her ambitions and can give her a chance to live in the town she grew up where she knows the local business and transport routes. Kerry can also work with the developer of long term housing solutions to help design how her long term flat will be designed and decorated.



Case study 2

Bill is an older person who has a diagnosis of dementia and was living in his own home. Due to the deterioration of his condition Bill was assessed as being unsafe to remain at home as he was leaving the gas on and had left his property unlocked on many occasions. There were a number of incidents where the police were called as Bill was found wandering and appeared lost. Bill needed specialist support and this could not be provided in his local area which meant Bill had to move into residential care away from his local community and support networks where he had lived for the past 50 years which ultimately impacted on his wellbeing. A solution to this situation could have been a move to the temporary accommodation in Wareham where Bill would have been supported to remain in his community accessing local facility but would have had 24 hour support to minimise the risks.



HOW WILL THE NEW SITE BE MANAGED

The site will be managed by both the agency that is recruited to support the individuals that reside in the relocatable accommodation and through DCC out of hours and the Purbeck Local office which comprises of social workers, Occupational Therapist, Assessment and Support Co-Ordinator's and a Community Learning Disability Team.

We will expect the agency to be available 24 hours a day to ensure the individuals are safe and well and able to seek help, for people with additional needs will be individually assessed to ensure their needs are met.

A specialist housing provider will also manage the accommodation.