



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

WELSH ASSEMBLY GOVERNMENT

GRANT AID UNDER

SOCIAL HOUSING MANAGEMENT GRANT PROGRAMME

APPLICATION FORM FOR PROJECT FUNDING

2005-2006

We strongly advise potential applicants to contact the Assembly Government about their ideas before committing significant amounts of time and effort to developing proposals. However, applicants should be clear that if they receive positive feedback on their initial proposals this will not guarantee that proposals will be funded. Final decisions on which projects to fund under the Programme can only be taken once all applications have been received and fully assessed against the criteria for funding, given an overall rating and prioritised against available levels of funding.

SOCIAL HOUSING MANAGEMENT GRANT PROGRAMME: 2005-2006

Please use the step-by-step guide attached to this form.

SECTION 1 – Applicant Details

1. Name of organisation applying for grant:

West Glamorgan Housing Consortium

2. Correspondence address:

24 Walter Rd, Swansea, SA1 5NN

3. Person to contact about this project:

Rick Wilson

4. Telephone Number:

01792 646640

5. E-mail Address:

rick@wghc.co.uk

6. Partners: Please provide details of any partners involved in the project and how the partnership will work:

Ewan Hilton (Community Services Manager) - Swansea Housing Association

Mike Jones (Strategic Manager Learning Disabilities Services) – NPT Social Services Department.

Adam Mason (Coordinator) –West Glamorgan Doorways.

Nigel King (Main Advisor) – Housing Options

These individuals will form a steering group together with Rick Wilson who will oversee the project management as described below.

The Consortium, NPTCBC, Swansea HA and Doorways all bring specialist expertise regarding; the commissioning of services, the provision of specialist housing, the provision of community living services, and work with people who have a learning disability and their families.

Housing Options is an independent advice and information service for people with learning disabilities. The aim is to assist people with learning disabilities achieve greater control over aspects of their life and to provide more housing and support choices. It has significant experience of developing Home Ownership options for people who have a learning disability.

SECTION 2: Project Details and Purpose

1. Main theme (see Annexe B) to which the project relates:

New Horizons – Innovation in Social Housing

2. Project Name:

The Supported Homebuy Scheme for vulnerable adults living in the community.

3. Summary of the project and its intended outcomes i.e. what will be the impact of the project?

To develop access to the existing Welsh Assembly Homebuy scheme for people who require additional and ongoing support to manage their own responsibilities as Home Owners.
This is particularly relevant to people who have a learning disability who wish to own their home and require ongoing support.
In England a significant number of people who have a learning disability are now enjoying this opportunity using shared ownership arrangements which do not exist in Wales.
The existing Homebuy scheme does not make possible the funding of continued Housing Management through any rented element of tenure, this stops the development of home ownership as a viable and attractive method of tenure for this group of people. Thus this proposal would offer this group much greater long-term security of tenure, as well as equal right to home ownership as enjoyed by any other member of our society.

4. How does the project fit with the Local Housing Strategy and other strategic plans in the local area and/or region?

The Welsh Assembly document '**Guidance on Service Principles and Service Responses for People who have a learning disability**' states;
* That individuals with learning disabilities should have the same freedom as anyone else to choose where they live and whom they live with....
* It is not just a matter of accommodation standards, although these are important, but also the promotion of independence, citizenship, relationships and lifestyles. Social services, health, education, housing and provider organisations should be working together, in both planning terms and day-to-day provision, to facilitate the opportunities for lifestyle choices and ensuring the well being of an individual.....
* Authorities should also recognize that some individuals may find it more difficult to use ordinarily available facilities because of aspects of their disability.
This is reflected in the **Neath Port Talbot CBC's 'Joint Commissioning Strategy for Adults with a Learning Disability' (2004 – 2007)** which states as it's strategic intent:
* To explore the different opportunities which exist to enable people with a learning disability to have a home of their own that includes rented accommodation, part rent part /buy and mortgaging. (Section 7.7)
The **City & County of Swansea draft Implementation Framework for Learning Disability services (2004 – 2009)** states in its chapter concerning Community Living;
* We need to make available a range of tenure options, such as renting or owning.
Thus the need for a 'supported' home ownership scheme that will enable people who have a learning disability to be able to own their own home while receiving the continued support to manage their tenure is clearly a priority.

5. Please explain how your project will produce a model of good housing management practice, pilot an innovative housing management proposal, or help the implementation of a new housing management policy.

This project will research and develop an extension to an existing Welsh Assembly housing policy that will make it useful to a group of vulnerable individuals whose opportunities for home ownership are limited when compared with similar individuals in other parts of the United Kingdom. These opportunities are clearly promoted in existing Welsh Assembly Social Care Guidance.

6. Specific aims and objectives

This project will **research and develop an extension to an existing Welsh Assembly housing policy** that will make it useful to a group of vulnerable individuals whose opportunities for home ownership are limited when compared with similar individuals in other parts of the United Kingdom. These opportunities are clearly promoted in existing Welsh Assembly Social Care Guidance.

1. To **develop an extension to the existing Homebuy scheme** so that an element of the lease can be retained by the Landlord. This retained lease can be rented to the tenant / owner alongside the necessary housing management services that the tenant / owner requires.
2. To **work with some existing lenders and solicitors** to explore how a person with a learning disability can be efficiently supported to purchase their own home in these circumstances.
3. To **work with relevant benefit providers** to ensure that the use of appropriate benefits are payable in these circumstances.
4. To share an abstract concerning the proposal, **establish a wide interest / distribution group and share quarterly progress updates**.
5. To work with 2 individuals and their supporters to **use the 'Supported Homebuy' scheme to purchase their own home**.
6. To **evaluate the Outcomes** of Supported Homebuy with pilot group.
7. To **produce a practitioners guide and Home Owners pack** about this 'Supported Homebuy' scheme and to hold a national dissemination conference.

7. Apart from the applicants, were any other organisations and groups (including tenants and residents) involved in forming the bid? If so, please give details.

Consortium Tenant Participation Group have also been involved in forming this bid, they are a group of tenants of local RSL's who have learning disabilities and are supported by the WGHC.

8. What other funding sources have been considered for the project?

An unsuccessful lottery bid was made by Doorways to explore new ways of securing housing for people who have a learning disability including Shared Ownership in 2001.

SECTION 3 – Managing the Project

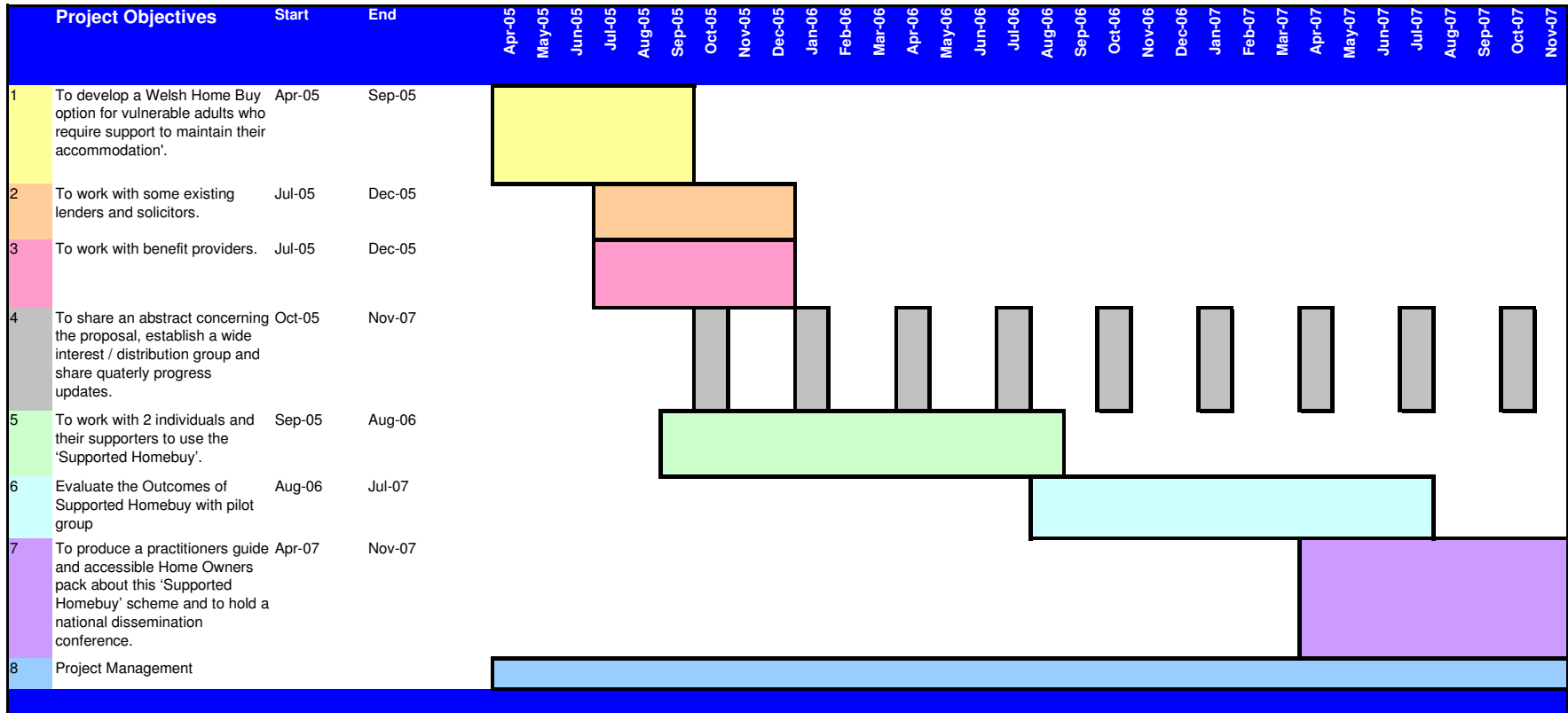
1. How will you monitor the project and be able to demonstrate achievements?

- The project steering group will review the progress of the project in line with the project development plan through progress meetings every 2 months.
- A wide interest / dissemination group will be established within the first 6 months of the project, to whom quarterly progress bulletins will be circulated.
- The outcomes and process of the work conducted with the potential owners will be evaluated in partnership with them and their families and Care Managers.
- The model will be written up as a practice guide and accessible Home Owners pack.
- A national dissemination conference will share the process with commissioners, providers and potential people interested in becoming homeowners.

2. Briefly explain how the project will be planned and managed:

- The project steering group will review the project development plan through progress meetings every 2 months and revise the plan if necessary.
- The project objectives will be achieved by the commissioning of the above programme of development and research from Housing Options who have supported and developed many agencies developing home ownership opportunities for people with a learning disability in England.

3. Please give a summary plan of action:



4. How will you tell other organisations in Wales about the project and it's findings?

- Initial information will be circulated about the outline Supported Homebuy model through the existing networks of Cymorth and SCOVO, People First, the All Wales Forum of Parents and Carers and Mencap Cymru. This will be done within the first 6 months of the project. Interested parties will be asked to join a distribution list.
- Following this these people will be informed of the project development through a quarterly bulletin, through this people involved in the pilot programme will be invited to present their views about the experience.
- At the end of the programme a practice guide and accessible Home Owners pack will be produced.
- A national dissemination conference will share the process with commissioners, providers and potential people interested in becoming homeowners.

5. How will you demonstrate that the project outcomes have been achieved cost effectively? (This might be done for example, by referring to the costs of other comparable projects):

Consultancy Costs have been based on £500 per day including VAT.

The costs of materials for the bulletins, practice guide and accessible Home Owners pack have been estimated through comparison with similar newsletters, Accessible Tenant Support Charter packs with video and Conference events.

SECTION 4 – Financial and Funding Arrangements

1. Project Expenditure (including VAT):

| Item | Amount | | | Total £ | |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|
| | 2005-2006 | 2006-2007 | 2007-2008 | | |
| 1 | To develop a Welsh Home Buy option for vulnerable adults who require support to maintain their accommodation. | | | | |
| 2 | To work with some existing lenders and solicitors. | | | | |
| 3 | To work with benefit providers. | | | | |
| 4 | To share an abstract concerning the proposal, establish a wide interest / distribution group and share quarterly progress updates. | | | | |
| 5 | To work with 2 individuals and their supporters to use the 'Supported Homebuy'. | | | | |
| 6 | Evaluate the Outcomes of Supported Homebuy with pilot group | | | | |
| 7 | To produce a practitioners guide and accessible Home Owners pack about this 'Supported Homebuy' scheme and to hold a national dissemination | | | | |
| 8 | Project Management | | | | |
| | Consultancy | £14,958 | £11,417 | £14,625 | £41,000 |
| | Events and Information | £444 | £889 | £15,667 | £17,000 |
| Total Expenditure | | £15,403 | £12,306 | £30,292 | £58,000 |

2. Project Funding:

| | 2005-2006 | | 2007-2008 | | 2007-2008 | | Total Sought |
|-----------------------------------------|----------------|-----------|----------------|-----------|----------------|-----------|-----------------|
| | Sought | Confirmed | Sought | Confirmed | Sought | Confirmed | |
| Income | | | | | | | |
| Public Funding | | | | | | | |
| Neath Port Talbot CBC | £3,016 | £3,016 | £3,016 | £3,016 | £9,048 | £9,048 | £15,080 |
| Non-Public Funding | | | | | | | |
| Swansea Housing Association | £2,320 | £2,320 | £2,320 | £2,320 | £2,320 | £2,320 | £6,960 |
| Contributions in Kind | | | | | | | |
| WGHC | £1,278 | £1,278 | £2,556 | £2,556 | £3,092 | £3,092 | £6,925 |
| Project Costs | £15,403 | | £12,306 | | £30,292 | | £58,000 |
| Amount of Grant Sought | £8,789 | | £4,414 | | £15,832 | | £29,035 |
| Grant bid as a % of total project costs | 57 | | 36 | | 52 | | 50 |

Note:

For local authorities and registered social landlords:

- grant allocations will cover a maximum of 50% of project costs; and
- applicants' basic running costs (e.g. core staff costs) should not be included in their 50% contribution towards the project.

For all other organisations, the amount of grant that we contribute towards the overall costs of any one project, will depend upon:

- the policy that the project relates to; and
- the nature and financial position of the organisation.

SECTION 5 – Further Lead Applicant Details

Questions in this section relate to the lead accountable organisation only

1. What is the status of your organisation?

The West Glamorgan Housing Consortium is an Industrial & Providential Society
Registration Number

2. What are the aims and objectives of your organisation?

The Consortium works in partnership with Social Services and Health Agencies
The aim of the Consortium is to **provide support for people with a learning disability who want to live successful lives in the Community.**

3. What are your organisation's main activities?

The Consortium achieves its aims by:

Working with people to help them develop an Annual **Life Plan** which sets out how their wants and needs can be supported and how they can get the most from their life.

Providing the person a **staff team who are trained** to help them to enjoy their lifestyle and maintain their tenancy.

Providing appointeeship services to **help people to manage their money**, if they need it.

Providing people support to **get the right transport** to enjoy their life in the community safely.

Offering Psychology Support Services to help people get the most from their life where they may be **facing barriers to successful community living.**

Developing and **investigating new models of service** in partnership with other agencies locally and nationally.

4. What is the structure of your organisation?

Please see the attached Who's who document for the Consortium.

5. Please give details of any public funding your organisation expects to receive between April 2005 and March 2006:

| Income in 2004 /2005 | |
|------------------------------------------|--------------------|
| Payments from Tenants | £601,404 |
| Supporting People Grant | £2,960,966 |
| Service Charges | £1,120,677 |
| Community Care payments to fund personal | £5,216,995 |
| Housing management income | £218,524 |
| Total | £10,118,566 |

Our budgets for 0506 are not yet confirmed; however they will be equivalent to that of 0405.

SECTION 6a: Certification of lead organisation

On behalf of **West Glamorgan Housing Consortium**

I apply for a grant of £**29,035** in respect of expenditure on the activities specified in this application form.

I certify that, to the best of my knowledge and belief, the statements made in this application form are true and the information provided is correct.

I confirm that we have:

- equal opportunities policies and practices;
- a Welsh Language Scheme

and will implement them in this project.

We agree that the Welsh Assembly Government can see them on request.

Name (block capitals): **RICK WILSON**

Position in organisation: **Chief Executive**

Signed:

Date: **7th October 2004**

SECTION 6b: Certification of partners

Organisation: **Neath Port Talbot Social Services Department**

.....

Name (block capitals): **Mike Jones**

Position in organisation: **Strategic Manager Learning Disabilities Services**

Signed: Date:

Organisation: **West Glamorgan Doorways**

.....

Name (block capitals): **Adam Mason**

Position in organisation: **Coordinator**

Signed: Date:

Organisation: **Housing Options**

.....

Name (block capitals): **Nigel King**

Position in organisation: **Main Advisor**

Signed: Date:

SECTION 7: Additional information:

This bid has arisen out of project work being done by West Glamorgan Housing Consortium, Swansea Housing Association, Doorways and Neath Port Talbot County Borough Council. Officers from City & County of Swansea have also been involved within the back ground discussions.

In the preparation of this bid positive discussions have taken place between David Fry (Director of Finance - Swansea Housing Association) and Chris Hobday (Head of Social Housing, Regulation and Investment Branch – Housing Division Welsh Assembly Government).

Please return completed application form with and supporting documents to:

Angela Jermyn

Strategy, Research and Innovation Branch

Housing Directorate

Welsh Assembly Government

Cathays Park

CARDIFF CF10 3NQ

An Electronic version of this form can be found on the Assembly Government's Housing Website, or obtained from the E-mail address below.

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ALL APPLICATIONS MUST BE SUBMITTED BY 5.00 pm, FRIDAY 8 OCTOBER 2004. LATE BIDS WILL NOT BE CONSIDERED.

For general enquiries:

E-mail: Assembly.Housing.Innovation.Grants@Wales.GSI.GOV.UK