

Cerys Jones

From: Matthew Phillips
Sent: 04 December 2019 13:58
To: planning_admin
Subject: FW: P/2019/0837 - 58 Ffordd Glyn
Attachments: Statement of Support Wrexham CC HH to issue.docx

[Please add email and attached as supporting information](#)

From: Heather Henry
Sent: 04 December 2019 10:02
To: Matthew Phillips
Subject: RE: P/2019/0837 - 58 Ffordd Glyn

Hi Matthew, suggested statement/response as follows:

Ffordd Glyn property will be re-designed and adapted to offer specialist housing to four tenants with disabilities. Each apartment is single occupancy and there are areas of shared communal space to enable tenants to actively engage and for staff to rest. Four tenants have been identified to live at Ffordd Glyn who all require 24hr support to live independently in their own home. The tenants will all receive support from a commissioned support provider that Wrexham will procure in accordance with departmental policy and guidance. The exact numbers of support staff is dependent on each tenant being assessed in accordance with regulatory requirements i.e. Social Services and Well-being Act (Wales) 2014. As a guide, a similar service model has 3 staff on duty each day together with sleep-in staff covering the night-time period.

Wrexham Disability service operates its own disability housing waiting list which currently has 40 plus individuals awaiting supported living accommodation in the borough. All individuals are Wrexham residents and are entitled to be housed in Wrexham. Wrexham has its own comprehensive disability housing process for supported living accommodation. Applicants are required to complete an application to apply for supported housing and they are then assessed and banded in accordance with needs / eligibility. Applicants are reviewed further to determine the required housing and support model before being considered for any vacancies or planned new developments. Wrexham enters into a formal management agreement with registered social landlords which provides Wrexham Disability Service with full nomination rights for allocating supported living tenancies across the borough.

First Choice as landlord for this development has also provided the following in support of the planning process: ATTACHED First Choices response

Please let me know your thoughts, kind regards Heather.

Heather Henry

Project Manager / Rheolwr Prosiect

Project Management Team / Tîm Rheoli Prosiectau

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📍 Disability Service, Adult Social Care, Greenacres, 67 Rhosddu Road, Wrexham, LL11 2NW

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From: Matthew Phillips
Sent: 26 November 2019 12:38

To: Heather Henry
Subject: FW: P/2019/0837 - 58 Ffordd Glyn
[Copy of yesterday's email](#)

From: Matthew Phillips
Sent: 25 November 2019 16:20
To: Heather Henry
Subject: P/2019/0837 - 58 Ffordd Glyn
Heather,

Further to our meeting this afternoon I think it would be useful to have a brief supporting statement setting out some further details about the development. This would assist me in preparing my committee report and hopefully respond to some of the concerns have been expressed. I suspect that much of what you provided to Mared will probably be relevant to this application as well, however there are some specific points that I think should be covered:

- The minimum number of support workers on site at any one time as well as the maximum number of support workers normally likely to be in attendance;
- The specific needs of the tenants (i.e. confirmation they have learning disabilities);
- That the individual apartments will be single occupancy;
- The level of need for this type of accommodation across the Borough at present – I think you referred to a waiting list of 48, but I think it would be useful just to have the numbers of tenants with comparable needs to the intended first tenants of no.58 Ffordd Glyn;
- The arrangements for selecting future tenants should one or more of the initial tenants move out – i.e. confirmation as to the nomination rights.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory

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