



mcch™
your choice matters

Housing for people who challenge

Holly Lodge



learning disability | autism | mental health

Who are mcch?

What is Holly Lodge?



mcch society ltd

- Housing and support across London and the south east
- Learning disability, mental health and autism
- 25th anniversary
- Active development programme

Holly Lodge

- People who present with behaviours that challenge
- 5 self contained homes plus staff accommodation/office
- Pushing boundaries of design and technology
- Partnership approach with families, support staff, commissioners, providers
- Lots of interest – blog and follow up report on progress and lessons
- Support provided by joint contract with mcch and Avenues Trust

The Development



History

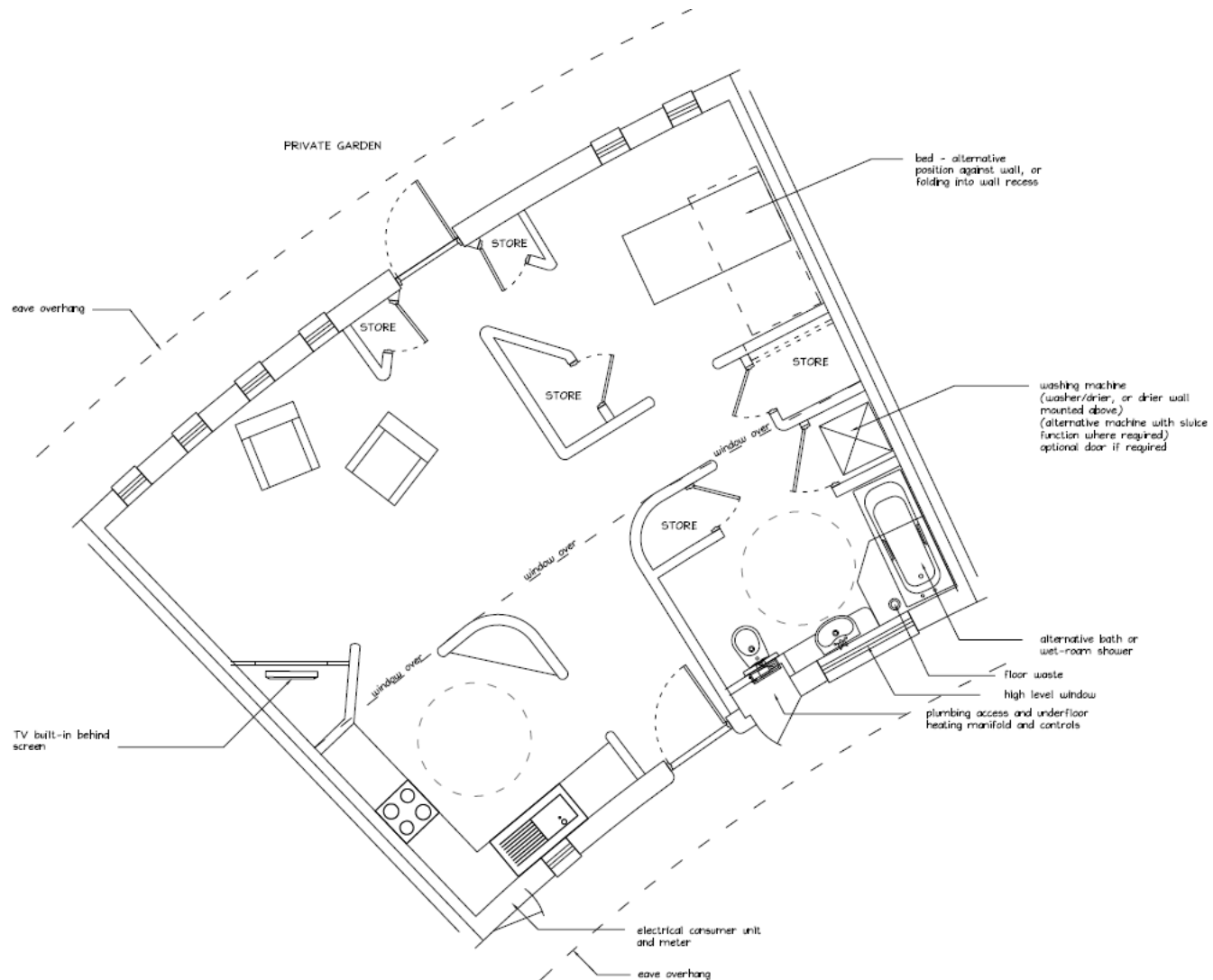


- Originally proposed in 2003
- Site of two registered care homes
- Large transfer of assets from the PCT to mcch in 2010
- Strategic programme developed delivering 3 new services
- Re-use of capital assets/receipts
- mcch investment
- 3 identified people
- Opportunity to build something truly innovative

Design principles (1)



Design principles (2)



Design principles (3)

- Large, flexible space
- Balance between robust and homely
- Influenced by individuals
- Use of internal curved walls – removable
- Routes of escape



Features (1)



- Toughened kitchen sinks with overflow shut off valves
- Magnetic release locked cupboards without handles
- Metal kick plates to back of kitchen floor units
- Induction hobs with lockable metal covers
- Narrow, tall windows with sloping sills
- Integral blinds with detachable, magnetic mechanism
- Sun pipe (for Seasonal Affective Disorder) with electric blinds
- Curved wooden walls covered with marmoleum covering
- LED lighting throughout
- Built in toughened Formica media unit
- Toughened bathroom suite with flexibility for flush floor or bath
- Hygienic whiterock wall covering

Features (2)



- Zoned underfloor heating
- Call point to staff from each unit
- Sensor lighting from bedroom to bathroom
- Sensors and shut off valves to all water supplies
- Bathroom sensors
- Ceiling movement sensors throughout
- ISDN lines to make remote system changes
- Digital handsets for telecare alerts
- Separate boiler room (with back up system)
- Green (seedum) roof
- Large lockable storage cupboards
- Cupboard with sluice facility

Technology



Financial



- Build costs £1.2million
- Total development £1.6million
- Technology £100k
- Rent set at Local Housing Allowance
- Annual savings to commissioners £300k to £500k per annum
- One tenant will save the commissioner approximately £120k per annum

Images



What next



- Learn the lessons – design can always improve
- Effectiveness of materials and technology
- Assess the impact the environment has on behaviour
- Discussions with local authorities about their Holly Lodge
- Advice and project management to other providers
- Centre of excellence and a hub for outreach



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