

Appendix B – Housing and Health Case Study

Working collaboratively with Social Care, Health, STaR Housing and Cornovii Developments, Shropshire Council Housing Team identified a property to meet the needs of an individual with complex requirements.

The overarching goal was to provide specialist adaptations while maintaining independence in a community setting.

This aligns with Shropshire Council's **Independent Living and Specialist Accommodation Strategy**, which emphasises promoting independence through accessible housing and tailored adaptations.

The following specialist modifications were made to ensure the property met the individual's needs while supporting independent living:

- **Structural Changes**
 - Removal of existing partitions and installation of new stud walls to create functional spaces, including a sensory room and wet room.
 - Adjustments to underfloor heating and drainage systems to accommodate new layouts.
- **Accessibility Enhancements**
 - Installation of moisture-resistant plasterboard and acoustic partitions for improved comfort and safety.
 - Modifications to external windows with obscure glazing and integrated blinds for privacy and sensory regulation.
- **Specialist Facilities**
 - Creation of a ground-floor wet room for ease of access.
 - Adaptations in bathrooms, including removal of existing sanitaryware and tiles to install suitable fixtures.
- **Additional Features**
 - Provision for a key safe and consideration of service charges for ongoing maintenance (e.g., fixtures, fittings, gardening).

These adaptations were designed to meet physical and sensory needs, ensuring the property could support daily living without reliance on institutional care.

The tenant has significant support requirements, necessitating collaboration between housing, adult social care, health and STaR Housing development team. The project successfully delivered a home tailored to specialist needs, enabling the individual to live independently with appropriate support.

This case exemplifies best practice in balancing adaptation for complex needs with integration into mainstream housing, reducing reliance on institutional settings and promoting autonomy.

Designing a property specifically to meet an individual's care and health needs is cost-effective because it reduces reliance on expensive residential care, prevents hospital admissions, and supports quicker recovery and independence. Purpose-built homes with features such as level-access showers, widened doorways, and assistive technology minimise risks of falls and health deterioration, lowering long-term health and social care costs. By enabling people to remain safely at home, these properties reduce demand for residential placements and emergency interventions, delivering significant savings for health and care systems while improving quality of life.