

The background image shows the exterior of a modern building with large glass windows and a white facade. A large archway of blue and yellow balloons is positioned in front of the entrance. The name 'MYOS HOUSE' is visible on the building's facade.

Myos House

Extra Care Scheme for people
with Dementia



What is Myos House extra care scheme?

Extra care housing provides similar apartments to sheltered/retirement scheme housing but also has a care provider on site 24/7. Myos House also has a scheme manager who is regularly on site.

Myos House is a flagship scheme for Ongo in North Lincolnshire and was a joint venture with the local authority, offering independent living to those with dementia and their families with the facility of on-site care provision provided by the local authority should it be required.

Residents have varying levels of dementia, some live alone, some live with partners or family, some have onsite care provision and others don't access the care available.

The ethos of the setting is to enable those living with dementia to live a quality of life that enables them to remain active and independent for as long as possible.

Myos House

The building complies with the **‘Housing our Ageing Population Panel for Innovation (HAPPI) principles’**

Homes England and North Lincolnshire Council provided some of the funding for this project.

Official opening was 3rd September 2021.

- **25 two bedroom apartments inc. kitchen, living room, bathroom/wet room.**
- **2 communal lounges**
- **2 lifts**
- **Sun terrace**
- **Communal gardens with planters and seating**
- **Secure Entry and a secure perimeter**
- **Staff on site and available 24 hours a day**

MYOS HOUSE





MYOS HOUSE



Who's involved ...

Helen Wright
Tenancy
Services
Manager
Ongo Homes



Georgie
McGuire
Development
Project
Manager
Ongo Homes

Ongo Homes



Lorraine
Brumby
Tenancy
Services Team
Leader
Ongo Homes

Ongo Homes



Hayley Pawson
Myos House
Dementia
Scheme Officer



Care Staff from
North
Lincolnshire
Council



GS Kelsey
Construction

Challenges ...

“One of the challenges myself and the wider project team faced throughout the build, especially nearer to completion was providing an understanding of how the building would operate and provide a home for the end user. Everyone would be at a different stage of their dementia journey and it wasn’t one size fits all”

Georgie McGuire – Development Project Manager, Ongo Homes

Learning ... Authorities

- Ensure the authorities understand what the scheme is as differing legislation and guidance will apply (in this case, that it was an extra care dementia scheme with independent living apartments not a care/residential setting)
- Ensure they understand how the building will operate on a day to day basis.
- Make sure you provide details around the fire alarm systems and all other fire safety protection (compartmentation/doors etc).
- Send them your Fire Management procedure as early as possible.
- If there is no uptake from authorities keep making contact with them.

... THIS WILL AVOID ISSUES & DELAYS ON COMPLETION

Learning ... Joined up approach - get other teams involved

With all projects it is sometimes easy to be focused on what is trying to be achieved; however other teams can input into this based on their specific knowledge and experience and will be able to assist.

Remember other teams within the organisation will be the ones managing the risks and ensuring the ongoing safety checks, such as Gas, Legionella, Fire are carried out as well as maintaining and repairing the building following hand over.

Examples:-

- *Fire alarm systems ... is it an open or closed system you are proposing ... will the current contractor be able to maintain and test it fully?*
- *Door entry systems is there a preference, what systems have we got already? Do we need another different one?*

Learning ...

Management Procedures

Ensure that all parties who will be involved in the management of the building are consulted on this (internal & external).

Training

Ensure that all staff have had the same training regardless of if they are employed by the Landlord or an external Care provider for example.

Additionally ...

Check you are getting what you have asked for throughout the project.

Unrelated to Myos House but at another Scheme upon completion it was discovered that Fire Alarm that had been installed was not as required and was not in line with other buildings/schemes of that type. Whilst it satisfied Building Control, this resulted in delays being able to occupy the building and additional works being required.

What people think ...

“This a fantastic, lovely and peaceful place Ongo has created.

It’s going to help families, as those with dementia will be able to experience activities, mix with others and have people who they can relate to.

The research Ongo has done is fantastic and they have made the scheme look beautiful.

As a women whose mum has dementia, it is nice to know that there are people here that can be on hand at any time, so now when I’m working I don’t have to worry.”

Quote from the Daughter of a Myos House Resident

MYOS HOUSE

THANK YOU FOR LISTENING
Any questions?

Presentation by Emma Atkinson,
Building Compliance Manager,
Ongo Homes

