

# Molly's Project Case Study

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# Charity Overview



The Middleton Foundation is a registered charity - number 1168170.

Molly's Project was set up by The Middleton Foundation to provide social housing for people with learning disabilities and/or autism in the North-East of England.

There is a shortage of property for those with severe social, mental, or physical challenges. It is estimated there are around 200 people homeless or stuck in unsuitable accommodation in the North-East alone. As a result, many end up in hospital, often "bedblocking" NHS facilities.

As of 2024, the foundation has purchased 3 houses and are providing forever homes for 8 residents. We plan to invest in 10-20 houses over the next couple of years, housing up to 50 people, and to reinvest all rental proceeds into more.

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# What makes a 'Molly Home'?

## Forever Home

A permanent residence, where residents and their families can be assured that it will be a lasting home. The Foundation plan to keep all homes for as long as the residents need them.

## Involvement

Everything possible is put in place to make residents feel that a 'Molly Home' is their home, and the aim is to involve them in all decisions, for example how the property is decorated and furnished.

## Security

A 'Molly Home' is a secure and properly managed residence, created through formal agreements with the registered housing association, and any associated care providers. Maintenance reviews, health & safety reviews, fire risk assessments and resident surveys are all regularly conducted.

## Fair

The Foundation aims to be fair to all stakeholders including residents, their families, their care provider and local authorities. They commit to never raising rents beyond any increase in agreed housing benefit. We are often prepared to take risks other commercial funders will not, e.g. 12 month notice period.

# Impact on residents

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Lifeways had been looking for alternative housing for a number of years in order to find accommodation to support the residents longer term, older-aged needs.

As Charlies next of kin, I was kept fully apprised in respect of options available and I was delighted to hear a suitable property had been sourced through the YMCA. The property they found is fantastic, in a lovely quiet and established area of Berwick, accessible to main amenities which is ideal for access to community based support.

I'm extremely grateful to the YMCA and to Molly's Project for their financial support, which has provided my brother with a secure place to live, hopefully into his old age. This offers me reassurance and confidence he is well cared for and happy. I've noticed how relaxed and content he is when I visit and see him at my home. I'm sure the extra space, garden area and living environment has contributed to this alongside the amazing staff who care for him.

Thanks for the support it's really made a difference to Charlies life .

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# Impact on residents

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The people we support who have moved into this bungalow are now much happier and relaxed and are sleeping much better. They really are enjoying their new home.

One person is enjoying her room, which is decorated to her taste, and she likes using her ensuite shower. She is enjoying using the kitchen to be supported to bake and has much more room to store her large collection of handbags.

Everyone, including the staff team supporting, are enjoying the new environment. There is more room and it is safer being a bungalow. Each persons family have visited and are happy with their new home.

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# Feedback from carers

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The residents sleep a lot better at the new property, are more relaxed, with less risk of tripping on the stairs. I feel it's more open plan so they feel like they are more involved. The bedrooms are a good size, each has space on the driveway for cars, and off-road parking (even better!).

Location is easily accessible and close to amenities. Security wise the property feels safe. Kitchen is a good size. Utility room and garage is safely separated from main.

I feel they are happy in their new environment and the move has gone smoothly.

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We are really excited to be working with the Middleton Foundation on Molly's Project in the North East. Our first house has already seen a massive impact on the lives of the three residents who have moved in. They have settled in so well, so quickly and not only has their new home had a positive effect on them, but also the staff team who support them, as well as giving peace of mind to their families, seeing their loved ones so happy and settled. We look forward to continuing to work with the Middleton Foundation and being able to help more residents to settle into their new homes.

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Having seen first hand the impact that the accommodation shortage can have on someone with learning disabilities in need of supported housing, we are dedicated to this extremely important cause. We want to help not only residents, but also their families who have supported them throughout their life and faced immense difficulties along the way.

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