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Housing Modifications for People with Challenging Behaviours e-Learning Series:

Session Three – External Solutions

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Karakia Timatanga

**Whakataka te hau ki te uru
Whakataka te hau ki te tonga
Kia mākinakina ki uta
Kia mātaratara ki tai
E hī ake ana te atākura
He tio, he huka, he hauhū
Tīhei mauri ora!**

*Cease the winds for the West
Cease the winds from the South
Let the breeze blow over the
ocean
Let the red-tipped dawn come
with a sharpened air
A touch of frost, a promise of a
glorious day*

Presenters



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Objectives: Session Three

- 🏠 Identify the most cost-effective housing modifications that meet the Ministry's criteria.
- 🏠 Determine the least restrictive solutions that have minimal impact on the person's normal freedom of movement.
- 🏠 Promote safety and independence.
- 🏠 Apply clinical reasoning to assess the suitability of safety glazing and fencing.
- 🏠 Apply the Practice Guideline Pathways (A, B, and B Addendum) to solutions.

Safety Glazing



Safety film

- Low cost
- Holds standard glass together



Laminated glass

- 2 layers bonded with plastic interlayer
- Interlayer holds glass together and prevents shattering
- May crack with uneven force



Safety Glazing

Videos courtesy of City Glass, Hamilton

- 🏠 Toughened glass (tempered)
 - Up to 5 x stronger than standard glass
 - Shatters in small dull pieces
 - Can still cause minor injuries
- 🏠 In some situations more cost effective to replace door than replace glass panels.



Safety Glazing

- 🏠 Acrylic
 - 10x stronger than standard glass
- 🏠 Polycarbonate
 - Thermoplastic – 100x stronger than standard glass
 - Impact resistant
 - Does not age well
- 🏠 Ministry funding not available for repairs and maintenance for any glazing solution



Safe Play Area Criteria

- 🏠 **Location:** Visible from kitchen, dining & lounge
- 🏠 **Fence Height:** 1.8m from ground level
- 🏠 **Design:**
 - Vertical palings (inside) with no gaps
 - No hand or footholds
 - 40 linear metres
- 🏠 **Access:**
 - No vehicle access
 - Direct access from house
- 🏠 **Surroundings:** No climbable vegetation/structures
(property owner expense to remove)



Figure 3: Fence (meets Ministry criteria)

Safe Play Area Criteria

- 🏠 **Gate Specs:**
- 1.8 m high
 - 900mm self-closing gate with lockable Magna Latch
 - Metal frame & steel posts
 - Timber or Polycarbonate lined

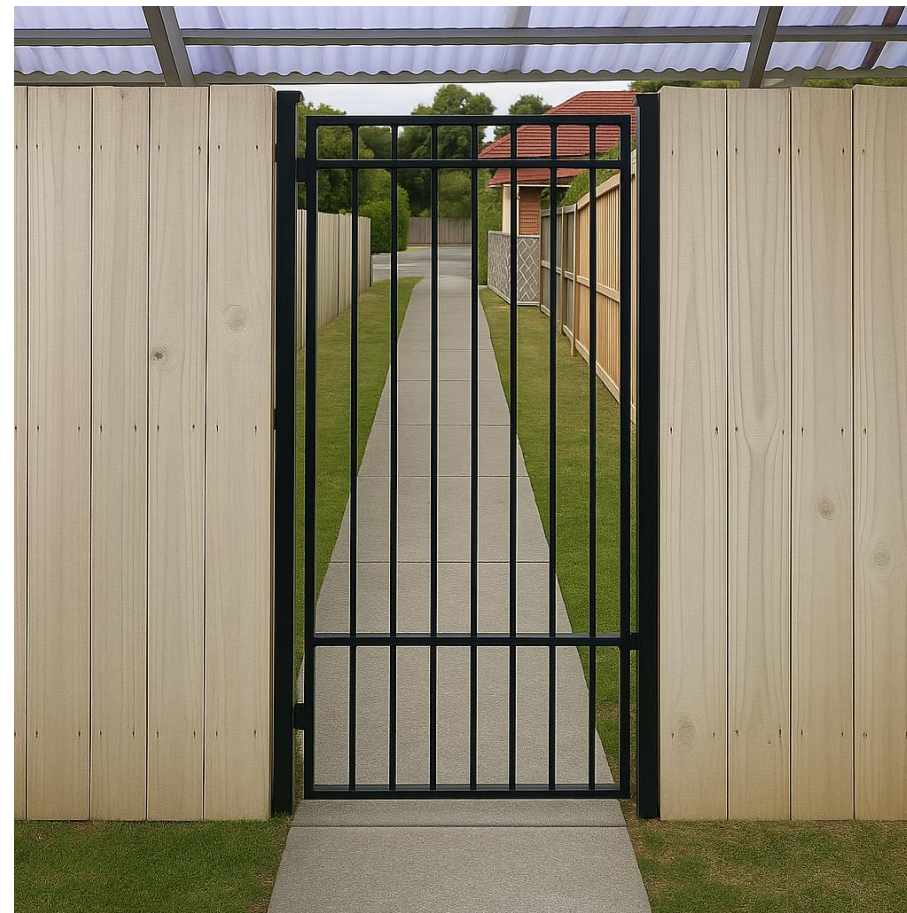


Figure 4: Pool style gate with polycarbonate

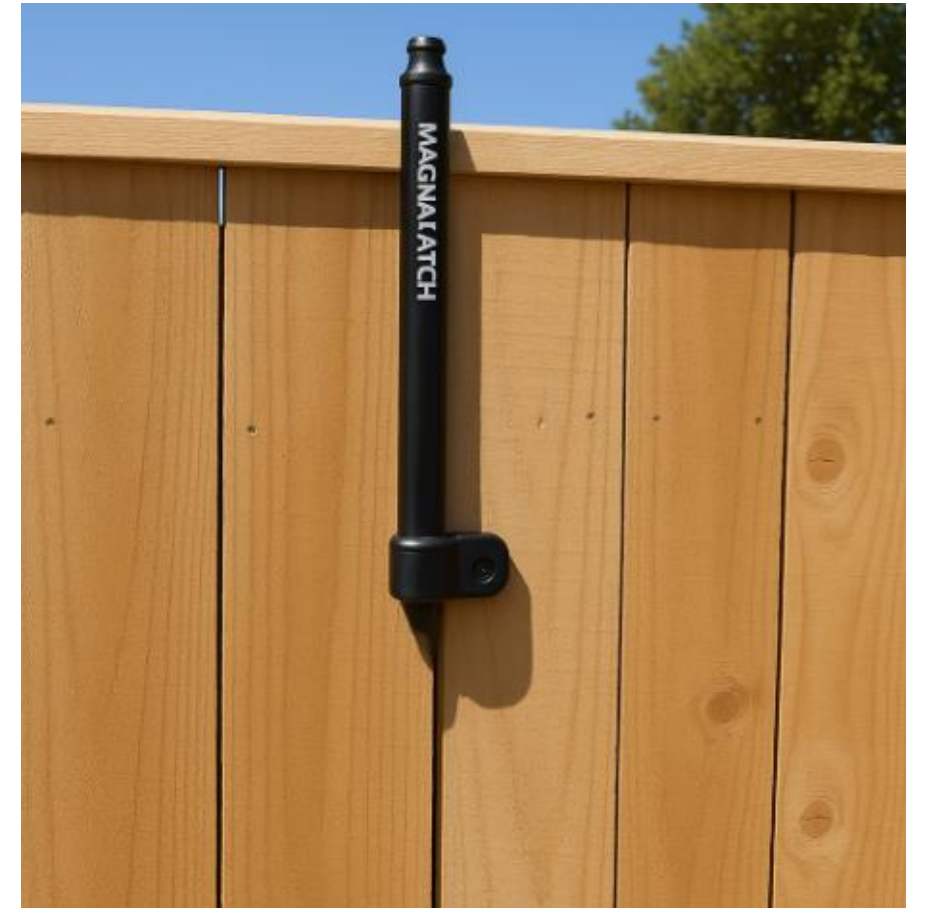


Figure 5: Lockable with MagnaLatch

Hazards and things to consider



Hazards:

- Consider location of taps, gutters and downpipes
- Separate from water features, driveways, garden/tool shed and rubbish storage areas



Climbing Risks: Remove, relocate or secure trampolines, play equipment, furniture and climbable vegetation



Fencing: Check condition & stability of existing fencing



Land: Consider slope and drainage



Existing features: decking, retaining walls and raised gardens

Safe Play Area – next level

- 🏠 Over 1.8m height from ground level
- 🏠 Over hangs and Cat rolls
- 🏠 Polycarbonate viewing windows
- 🏠 Alternative gate lock/latch
- 🏠 >40 linear metres



Figure 6: Cat roller



Figure 7: Overhang



Figure 8: Viewing window

Safe Play Area – next level continued

- 🏠 No visibility
- 🏠 Heat pump covers
- 🏠 End to end sensor beams
- 🏠 45° wedges
- 🏠 No direct access



Figure 9: Heat pump cover 1



Figure 10: Heat pump cover 2



Figure 11: 45° wedge

Pre and Post Modifications

- 🏠 On-site meeting with Building Contractor
- 🏠 Review of modifications on completion.
- 🏠 Don't sign off if you are not satisfied with the materials or standard of workmanship.
- 🏠 Provide photos



Figure 12: Example 1

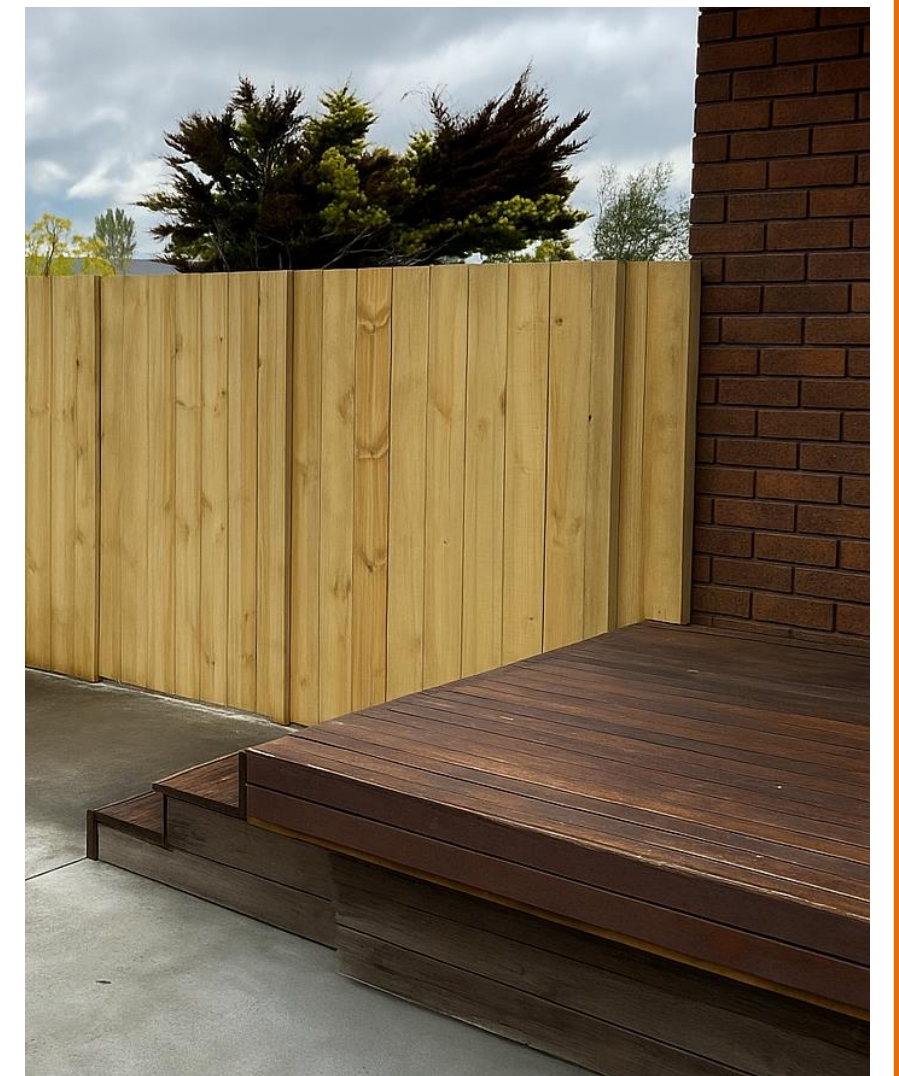


Figure 13: Example 2

Summary – Key take away points

- 🏠 Modifications should:
 - Be cost-effective
 - Promote safety and independence
 - Minimise risk or harm/injury
 - Be the least restrictive option
 - Align with Ministry criteria
- 🏠 Pathway A is used when modifications do not restrict normal freedom of movement while Pathway B and B Addendum applies when they do.
- 🏠 Explore Behaviour Support required for restrictive solutions.
- 🏠 Modifications are not supported for general property protection or aesthetic improvements.

Thank You

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with title of “**CB e-learning session three**” in the subject line.



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Karakia Whakakapi

Kia whakairia te tapu
Kia wātea ai te ara
Kia turuki whakataha ai
Kia turuki whakataha ai
Haumi e, Hui e, Tāiki e!

Restrictions are moved aside
So the pathways are clear
To return to everyday activities

References and Resources

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Figures

Figure 1. O'Brien Glass. (2022, August 03). *Laminated glass* [Product image]. <https://www.obrien.com.au/articles/emergency-glass-repair-6-things-you-should-do-when-glass-breaks/>

Figure 2. Shenzhen Dragon Glass. (n.d.). *Toughened glass* [Product image]. <https://szdragonglass.com/building-glass-products/tempered-glass/>

Figure 3. [AI generated image] (2025). *Fence* [AI generated image]. ChatGPT.

Figure 4. [AI generated image] (2025). *Pool style gate with polycarbonate* [AI generated image]. Perplexity.

Figure 5. [AI generated image] (2025). *Magnalatch* [AI generated image]. Perplexity.

Figure 6. [AI generated image] (2025). *Cat roller* [AI generated image]. ChatGPT.

Figure 7. [AI generated image] (2025). *Overhang* [AI generated image]. ChatGPT.

Figure 8. [AI generated image] (2025). *Viewing window* [AI generated image]. ChatGPT.

Figure 9. White's Fabrication's. (2018, October 11). *Heat pump cover* [Product image]. <https://www.facebook.com/whitesfabrication/posts/heat-pump-coversif-youre-looking-to-protect-your-heat-pump-weve-got-you-covered/1994751997481609>

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