

A STEP BEYOND LTD

Specialist supported living



SUPPORTED LIVING SERVICE

40 Bramley Avenue

Coulsdon, South London

CAPACITY

Up to 5 adults

BOROUGH

Croydon

SUPPORT

24 Hour Support

SPECIALISM

Autism & Complex Needs

About 40 Bramley Avenue

40 Bramley Avenue is a welcoming supported living service for up to five adults with a diagnosis of autism spectrum disorder and complex needs. Set in a striking timber-framed home on a quiet residential road in central Coulsdon, the service offers a spacious, characterful environment that combines period charm with modern comfort.

We support adults who may face difficulties with communication and who present varying degrees of behaviours that challenge. Our team works alongside each person to understand their preferences, routines and goals, providing tailored support that builds confidence, independence and quality of life.

Behaviour specialist led

A Step Beyond is led by behaviour specialists. Our peripatetic Behavioural Specialist works alongside staff to develop and implement evidence-based Positive Behaviour Support plans tailored to each individual. We have achieved life-changing outcomes including the elimination of self-injurious behaviour, the development of independence skills and sustained improvements in quality of life.

What we offer

Character home

A striking mock Tudor with timber framing, beamed ceilings, wood panelling and period fireplaces.

Spacious modern kitchen

A generously sized fitted kitchen with central island, range cooker and breakfast bar.

Generous living spaces

A wood-panelled main lounge and a separate bright dining room with bay window.

24-hour support

Round-the-clock care with waking night staff so residents are supported at every hour.

Modern bathroom

A spacious contemporary family bathroom with separate bath and walk-in shower.

Central Coulsdon

Within easy walking distance of Coulsdon's shops, stations, parks and amenities.

The property

40 Bramley Avenue is a substantial mock Tudor home with distinctive black-and-white timber framing, set on a quiet residential road. The property offers genuine period charm — wood-panelled rooms, beamed ceilings and brick fireplaces — combined with contemporary fittings including a generously sized modern kitchen and a spacious family bathroom.



Wood-panelled main lounge with beamed ceiling



Characterful entrance hall with period fireplace



Spacious modern kitchen with island and range cooker



Bright dining room with bay window



Spacious contemporary family bathroom

AT A GLANCE

- ✓ Five large bedrooms
- ✓ Wood-panelled lounge with period features
- ✓ Bright dining room with bay window
- ✓ Spacious modern kitchen with island
- ✓ Contemporary family bathroom
- ✓ 24-hour support, waking nights

Our approach

Our approach to support at 40 Bramley Avenue rests on four things: a clinical foundation of Positive Behaviour Support, person-centred active support in daily life, decision-making rooted in the Mental Capacity Act, and a safe, well-led environment in which people can thrive.

Positive Behaviour Support (PBS)

A Step Beyond is a behaviour specialist led provider. Our peripatetic Behavioural Specialist works alongside the staff team at 40 Bramley Avenue to develop and implement evidence-based Positive Behaviour Support plans tailored to each individual. PBS shapes how the team understands behaviour, prevents distress and supports positive change.

- ✓ Individual PBS plans developed and reviewed by our Behavioural Specialist.
- ✓ A focus on proactive, preventative strategies that reduce the need for reactive responses.
- ✓ Demonstrated outcomes including the elimination of self-injurious behaviour and sustained improvements in quality of life.

Person-centred active support

Each person has a named key worker and a support plan built around their preferences, routines and goals. We use active support so that every daily interaction — meals, household tasks, choices, outings — is an opportunity for participation, learning and independence.

- ✓ Support shaped around the individual, not the rota.
- ✓ Key worker continuity so people are known and understood by their team.
- ✓ Goals and progress reviewed regularly with the individual, their family and their funder.

Mental Capacity Act and best-interests decision-making

We work within the framework of the Mental Capacity Act 2005. We support each person to make their own decisions wherever possible, and where a decision must be made on someone's behalf, it is made in their best interests and is the least restrictive option available. We work closely with families, advocates and placing authorities on DoLS authorisations where these apply.

- ✓ Capacity assumed unless and until properly assessed otherwise.
- ✓ Support to make and communicate decisions, however small, every day.
- ✓ Transparent, recorded best-interests processes with the right people involved.

A safe, secure and well-led service

- ✓ Robust safeguarding, protecting people from abuse and avoidable harm.
- ✓ Active support for health and wellbeing, with all health appointments attended.
- ✓ Compassionate, respectful support that protects dignity at every interaction.
- ✓ Strong leadership and clear oversight, with each person's needs at the centre of the service.

Trained for autism and complex needs

Our staff complete all mandatory training plus our specialist programme: Positive Behaviour Support, Active Support, Advanced Autism, MAPA and crisis intervention. Ongoing professional development keeps the team confident and competent in supporting people whose needs are complex.

Our team

Each person at 40 Bramley Avenue has an allocated key worker and a support plan built around their needs, preferences and goals. The team is supported by our peripatetic Behavioural Specialist, who works across all of our services to develop and review individual Positive Behaviour Support plans. Day-to-day support is delivered with person-centred active support so that each interaction builds participation, choice and independence.

Location

40 Bramley Avenue sits on a quiet residential road in central Coulsdon, in the London Borough of Croydon. The property is within easy walking distance of both Coulsdon Town and Coulsdon South stations, with direct services into central London, and a short walk from Coulsdon's shops, parks and leisure facilities.

Nearby stations

Coulsdon Town	Thameslink — London Bridge, Blackfriars
Coulsdon South	Southern Railway — London Bridge, Victoria
Purley	Southern / Thameslink connections

Local amenities

Coulsdon Town centre	Shops, cafés and pharmacy
Farthing Downs	Open green space and walks
Purley Hospital & GP surgeries	Healthcare nearby
Coulsdon Leisure Centre	Activities and swimming

PHONE

07437 015616

Jenine Hirst, Director

EMAIL

info@astepbeyond.co.uk

www.astepbeyond.co.uk

ADDRESS

40 Bramley Avenue

Coulsdon, CR5 2DX

Referrals and contact

We welcome referrals from local authority commissioners, social workers, NHS teams, families and individuals. Our team responds promptly and works with the placing authority to assess whether 40 Bramley Avenue is the right match. We are happy to arrange a visit for prospective residents, their families and commissioners.

REFERRAL ENQUIRY FORM

Please complete and return to referrals@astepbeyond.co.uk

Referring organisation / team

Referrer name and job title

Referrer contact email

Referrer contact phone

Individual's first name or initials

Date of birth

Primary diagnosis

Current placement / location

Additional needs and behaviours that challenge

Funding authority / borough

Target move date

Any additional notes
