

Accommodation Strategy

Better Homes: Greater Choice



District Profiles

(May 2014)

Accommodation provision by District/Borough Council in Kent

The following pages provide an outline of current and agreed activity in each district or borough in Kent.

ASHFORD

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Ashford is an identified growth area, an area that has both large urban and rural areas, with a population of 117,956. The borough remains a stock holding authority and has committed to investing into the improvement of its existing stock.

A new Housing Framework was adopted by their Full Council in July 2013, this new Housing Framework referenced detail about supported housing for different client groups. With the exception of Autism all the adult social care client groups identified for the purpose of the Accommodation Strategy are included within this Housing Framework, there are not specific targets about the number or type of accommodation required to meet future need, Ashford will seek to respond in a flexible manner, responding to the needs of the client groups when appropriate opportunities arise.

Current Position

Since 2008 Ashford Borough Council have completed and planned new build for the following properties:

- Lifetime Homes: 953
- Wheelchair Accessible: 90
- Supported Housing: 115
- Sheltered Housing: 99
- Extra Care: 142

Planned Development/Re-modelling

There are two extra care schemes, one rural and one urban, with planning approval, these will provide 100 units of accommodation for older people and are due for completion by 2015. Farrow Court, an existing sheltered scheme is subject to a two phase rebuild that will provide 92 extra care units (including 8 recuperative care units) and there will be a third phase that will provide 12 learning disability units. Phase one (31 units) will be completed by January 2015, including a new elder care day centre (double current capacity) and other, more extensive communal facilities; phases two and three are due for completion in autumn 2016.

A further extra care scheme in rural Ashford is at the pre application stage, this scheme, if planning approval is granted will offer between 40 – 60 units of accommodation, completion of this scheme is not yet agreed due to the current stage of the discussions. Ashford Borough Council have the desire for rural schemes to be 'hubs' and 'spoke' where the support may be based at one development but covers a number of smaller schemes.

There is also provision of 7 wheelchair housing units due for completion in summer 2014. Additional provision for vulnerable groups will also be agreed as various developments come forward in the borough. In particular there will be opportunities to provide a range of supported accommodation as part of the urban extensions of Chilmington Green and Cheesemans Green, based upon location to local services and demand at the time.

In Ashford there is also a programme of re-modelling to eight existing sheltered schemes over a period of between 15 – 18 years, this will be financed using headroom within their Housing Revenue Account. When completed, these schemes will provide extra care provision for older people in a mix of one and two bed accommodation.

Ashford Borough Council have identified a need for wheelchair accessible housing for younger adults and/or families with physical disabilities, in some cases this accommodation will need to be linked to existing extra care provision, making useful links and Telecare technology.

In Ashford, to provide choice to residents (across tenures) who experience difficulties managing in their own home due to a disability or infirmity, adaptations are discussed and where appropriate installed in cooperation with the occupational therapy team, enabling people to remain living in their own home. Incentives to encourage older people to downsize, from their existing council owned accommodation to smaller more manageable accommodation are offered. This benefits both the resident in moving to accommodation that is easier to manage and more affordable (e.g. heating) and increases availability of family-sized homes.

Residential Provision and Intermediate Care

The William Harvey Hospital services Ashford and the surrounding area for acute care and is supported by Westview in Tenterden as step up/step down provision for intermediate care and respite. Additionally, through the winter of 2013/14 Health commissioned 20 beds at Halden Heights in High Halden and there is a County-wide provision of a bariatric bed in Woodchurch commissioned by KCC.

Ashford benefits from a range of residential care services for older people, however the team frequently place residents in Shepway. The average size of a care home is 35 beds which is a matter of consideration when planning provision into the future.

KCC and the CCG are focusing work on community services and urgent care. The drive is to keep people out of hospital or discharge them safely when medically fit. The community services review will identify how and when services are available. The provision of meals and homecare is also being reviewed and in the years to come there will be transformed services designed to keep people out of hospital and away from long term institutional care.

Ashford does not have adequate provision of nursing care although the team manage to place people within the district more successfully than residential.

Quality of services is a factor in the availability and confidence of a service to meet the needs of an individual and additional focus from KCC and the CCG is developing with care homes to increase their service quality.

CANTERBURY

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Canterbury, with its population of 151,145 is the only city within the Kent County Council boundary, the stock in the city is one of four in Kent managed by East Kent Housing, and management was transferred in 2011. Within the Canterbury City there are a number of coastal towns, each of which is very distinctive from each other.

Within their Housing Strategy Canterbury City Council commit to assisting vulnerable people and the provision of supported accommodation, the top priority groups for new services include:

- young people at risk
- people who have mental health as well as substance misuse problems
- People fleeing domestic abuse
- Vulnerable single people.

Canterbury aspire to provide suitable accommodation for this group and recognise this provision has to be clearly evidenced, as a enabling authority Canterbury City Council are not always aware when it is appropriate for mainstream general needs housing to meet the accommodation needs of the adult social care client groups.

Current Position

Since 1993 Canterbury has collated the following information about adaptations within their stock, although it is important to highlight that these adaptations may not all remain in situ through void periods or tenants choice:

- Wheelchair Use: 2247
- Other Physical Disability: 2278
- Visual Impairment: Not Known
- Deaf:26
- Deaf/blind: Not known

Since 2006 approximate 145 homes have been developed to the Lifetime Homes Standard. In Herne Bay, Canterbury City Council has enabled the development of 6 one bed flats in Central Parade Herne Bay, for people with mental health needs.

Planned Development/Re-modelling

Canterbury are working with a developing housing association partner to develop 4 wheelchair accessible housing units at the Chantry Club, the completion date is not yet confirmed. A further 6 flats for clients with mental health needs in Cavendish Road, Herne Bay are being developed with a view to offer a two year fixed term tenancy to assist in the supporting independence and move on agenda, the expected completion of these is the end of 2013.

Canterbury City Council are currently in discussion with KCC FSC about the potential to re-model two of the four existing enhanced sheltered schemes to become “dementia friendly”, the other two schemes could be considered for re-modelling to provide suitable accommodation solutions for

another client group/s. These considerations will form part of the Housing Revenue Account Strategy review.

Currently there are limited sites for development in Canterbury, it is anticipated that once the current Local Plan is update in 2014 more opportunities for development will arise.

Residential Provision and Intermediate Care

Canterbury has acute hospital provision at Kent and Canterbury Hospital and specialist services at St Martins for people with mental health needs. There is one community hospital in Whitstable and one in Herne Bay which focus services on rehabilitation. Pressure on these services is high and additional short term provision is frequently sought utilising services in Faversham if needed. The Whitstable and Tankerton Community hospital was built in XXXX and a review is being completed into the long term future of this locally valued service. There is evidence to show a requirement for a purpose built unit in the area to support the health and social care agenda.

Canterbury has a high provision of residential care homes for people with learning disabilities. There is a need for a mental health supported housing scheme in the Canterbury city area.

Canterbury has the highest number of dementia residential provision although dementia diagnosis rates need improving. There are daily issues in the quality of services in the locality. Both Health and Social Care work together to improve the quality of services but in many cases the levels are not maintained. There are high numbers of safeguarding in care home provision, which although should not be seen necessarily as a negative, the safeguarding and quality issues are linked.

The average size of a care home in Canterbury is 30 beds which is a matter of consideration when planning provision into the future.

The model of care in the community hospitals needs reviewing and improving. The current model can foster dependency and the right people are not being directed into the services causing delays in moving people home. The review of community services by the CCG is critical in planning the future service provision. The model of care and access routes have to be part of a successful and clear route map.

There is a shortage of bookable respite and short term care across the locality so commissioning plans will be developed to allow access to different provision.

DARTFORD

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Dartford, like Ashford is an identified growth area, situated 20 miles east of London with a population of 97,365, bordering both the Kent and London boundaries. Dartford has retained its own housing stock.

The current Housing Strategy in Dartford is due for review in 2014, so although the current document does reference clients with learning or physical disability or mental health needs there are no evidenced housing needs identified within the Housing Strategy. Dartford Borough Council does have a specific Housing Strategy for older people and a Housing Policy for vulnerable people.

Current Position

The most recent Strategic Housing Market Housing Assessment (SHMA) highlights that the growing older person population in Dartford could have their housing need met through supported housing or extra care housing solutions. It is also recognised that the existing housing stock in Dartford does not meet the needs of a majority of clients with physical disabilities and that more provision of lifetime homes in the public and private (market) sector could help to address these needs.

A 2006 Housing Needs Survey indicated that there was a need for 2470 extra care units over a three year period; however, demand has not met the anticipated supply required.

In Dartford there are currently 15 fully wheelchair accessible units of accommodation, 1570 adaptations have been recorded in the existing stock, this is both minor and major adaptations, some to assist those with visual and sensory impairments.

Future Developments in Dartford include a minimum of 40 extra care units in Stone; this will be delivered through the PFI process on the former Manorbrook residential care home site. Dartford successfully operates a healthy waiting list for one of its existing extra care schemes, with Case Managers understanding the concept of extra care and making suitable referrals.

In the autumn of 2013 Dartford re-modelled a number of units within an existing sheltered scheme, changing 16 one bedroom flats into 10 family sized units de-designated for general needs housing.

Planned Development/Re-modelling

Due for completion in April 2014 is the development of council owned land at Littlebrook Manor Way. This will provide 1 fully accessible purpose built wheelchair 2 bed unit of accommodation alongside 5 general needs properties.

Residential Provision and Intermediate Care

Dartford has acute hospital provision at Darent Valley Hospital. There is one community hospital in Dartford which focuses services on rehabilitation. The Livingstone Community hospital was built in 1894 and a review is being completed into the long term future of this locally valued service. Any potential reprovision of this service will need to be determined for local use against targeted economies of service delivery.

Dartford has a number of residential schemes for people with learning disabilities, mental health needs and standard residential care for older people and the capacity to develop more accommodation such as extra care housing.

Dartford currently has 10 purpose built enclosed supported housing schemes (sheltered housing) for older people and one open scheme, totalling 469 units. A further 3 open schemes totalling 113 units are gradually being de-designated into general needs accommodation as supported clients move out.

The average size of a care home in Dartford is 48 beds. However, there are two large care homes with 75 beds and 179 beds respectively and removing these from the average shows the remaining homes have an average of 32 beds. This is of concern for the future planning of care home provision.

Dartford has a high number of nursing beds although Gravesham and Sevenoaks have insufficient nursing beds. There have been quality and safeguarding issues in the area and work is taking place to provide additional support to the care home sector through joint health and social care projects. Recruitment of care workers can be an issue to the proximity of Bluewater and London.

DOVER

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Dover is a coastal district that has three main towns, Dover, Deal and Sandwich and a population of 111,700. The Council owned housing stock within Dover is one of four that is managed by East Kent Housing, who took over the management in 2011. Dover is part of one of the more advanced Clinical Commissioning Groups (CCG's) and has the only integrated Team for Health and Social Care for Older People, with the appointment of an Integrated Manager.

Demographic projections within the Accommodation Strategy Evidence Base show that the number of people living in the district aged 65 and over is expected to increase by 35% between 2011 and 2021 and by 72% between 2011 and 2031. This is the second highest projected increase in Kent. Most older people receiving care and support services fall in the over 75 category and this number is also projected to increase significantly. A significant proportion of this growth is expected to occur in Walmer, Middle Deal and Sandwich Wards.

Dover District Council has an adopted Housing Strategy and a Housing Strategy for Older People both for the period 2010 – 15. The strategy action plan does include specific targets relating to the provision of extra care housing for older people (including wheelchair accessible housing); supported housing for people with mental health needs and that affordable housing is built to Lifetime Homes Standard. Dover District Council is also committed to working with partners to implement the Learning Disability Action Plan. There are no specific actions related to clients with sensory or autism.

While the Council's Housing Strategy has not specifically identified a need for market retirement housing this may provide a viable housing option for some older households. There has been less market retirement housing developed in the district than some neighbouring areas although McCarthy & Stone is currently developing 32 'Later Living' apartments in Whitfield.

The Housing Strategy does identify a need for affordable rented housing generally and for extra care housing for older people.

Current Position

In Dover there are two extra care PFI schemes; one for older people which has 40 units, the other is for clients with learning disabilities which have a total of 7 units. These were delivered through the Better Homes Active Lives Kent PFI project

Planned Development/Re-modelling

A second Kent PFI project, Excellent Homes for All, should deliver a further 40 units of extra care housing for older people in the district by April 2015. A further 81 units of extra care units for older people on a site in Sholden has recently been granted a planning consent and is also scheduled for completion early in 2015/16. The potential development of 8 units of wheelchair accessible units, as part of the affordable housing provision within larger residential developments, is currently still at the negotiation stage with developers. Dover District Council will seek to include specialist wheelchair units within affordable housing developments where there is an identified need and where it is viable to do so.

The Council has previously identified a need for supported housing provision for vulnerable young people.

The Council currently provides 287 units of fully sheltered housing with a housing related support service managed by East Kent Housing. The units benefit from a community alarm service as do a further 257 units of semi-sheltered housing. East Kent Housing has recently undertaken a review of the sheltered housing support service it provides for the Council and 2 other councils in East Kent. The review has recommended a restructuring of service delivery to provide a service which will promote independent living and improved well-being, ensure Supporting People objectives are being met and achieve greater service efficiency. Consultation with tenants regarding the recommended service changes is due to start shortly.

The review has identified some sheltered housing schemes across East Kent that may no longer be fit for purpose and Dover District Council is currently considering the re-modelling of a sheltered scheme which has shared facilities. If re-modelled this scheme could be suitable for a specialist dementia care unit. These discussions are at the early appraisal stage.

Residential Provision and Intermediate Care

The Queen Elizabeth Queen Mother hospital in Thanet and the William Harvey Hospital services Dover for acute hospital provision. There is one community hospital in Deal which focuses services on rehabilitation. Dover benefits from a large number of standard residential care homes but could benefit from the development of nursing homes that are built to modern day standards.

Services provided at Deal Hospital include the provision of intermediate care beds, however currently they are utilised for step down acute discharges and very little availability for step up admissions from the community. The CCG is working with the current provider to review admission criteria for these beds to ensure step up intermediate care beds become available at Deal Hospital. Additional rehabilitation beds have been commissioned in Deal during 2013/14, the CCG is reviewing this model to inform future re-ablement schemes. There are no inpatient beds currently located within Dover and the District Council would like to see a provision of services which enables people to receive the care and support they need within their local communities. There are service developments in extra care housing to utilise a flat and to pilot operating short term care provision in a housing setting. Following a review and if successful this model could be rolled out further.

A joint review of intermediate care undertaken in 2013 by the CCG recommended that more intermediate care should be provided within patients own homes wherever possible and did not specify additional capacity was required. Instead with more appropriate use of existing bed capacity and more proactive management of patients at risk of acute hospital admission the same level of beds should be sufficient, however the review recognised the need for flexible bed / accommodation options would be required.

The average size of a care home in Dover is 31 beds. This is cause for concern when considering long term provision. There is a need to develop nursing provision with the independent sector across the district of Dover. There is also a need to develop services in Sandwich where there is a high population of older people.

Additional services are required for a supported accommodation scheme for younger people with mental health needs and extra care provision for older people with dementia.

GRAVESHAM

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Gravesham Borough Council is a stock holding local authority, with an estimated population of 101,800, with a high density of black, minority and ethnic residents.

Gravesham Borough Council have a current Housing Strategy (2009-13) which prioritises the needs of three clients groups within its action plan, these are older people, people with a physical disability and those with mental health needs and which will be revised in 2014-15.

Current Position

Completions with regards to lifetime homes and wheelchair accessible housing have been collated from 2013-14.

Gravesham saw its first extra care scheme opened in 2011. Owned and managed by the Abbeyfield Kent Society, the development of this extra care scheme and other planned developments will be meeting the growing demand within the borough. Specific BME developments within Gravesham would be welcomed but would need to be reflective of the whole BME population, not just for one specific group.

Planned Development/Re-modelling

Planning is permitted for 70 units of extra care due for delivery in March 2015, of these 70 units there is potential for 10 to be designated for adults with learning disability. Seventeen units for Active Elderly and 2 wheelchair accessible bungalows are due for completion in March 2015 with 35% of the homes on this development reaching lifetime homes standard.

There are 18 1 bed flats for over 55's to be developed over two schemes, 6 are in development from September 13 and 12 are awaiting planning approval. The 12 unit scheme will be delivered by Gravesham Borough Council on Council owned land.

There are four 2 bed roomed bungalows due for development over two sites, two will be complete by May 2014 with the remaining two being delivered by summer 2015. Two of the bungalows will be delivered by Gravesham Borough Council on Council owned land.

An additional 25 units for over 55's are subject to planning permission, permission is subject to Section 106 and finalisation of the legal stage in this process.

There are no plans to remodel any existing stock in Gravesham.

Residential Provision and Intermediate Care

Gravesham Community Hospital was developed in 2006 and has care home provision to one side. Gravesham Place offers short term care for older people. Gravesham could benefit from more provision of nursing care with modern facilities.

The average size of a care home in Gravesham is 40 beds. The district will benefit from the planned developments at Gravesham Community Hospital and Gravesham Place. Equally the work planned to support care home providers jointly delivered by health and social care staff will look to having an increased support service within the locality.

MAIDSTONE

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Maidstone is the County town of Kent, with an estimated population of 155,143.

The 2011 census stated that there were 63,447 households in Maidstone of which 16,878 included a person aged over 65 years old. The tenure split is detailed in the table below:

	All households in the Borough	% of all households in the Borough	Households with person aged over 65	% of households with person aged over 65
Owned	44,700	70%	13,575	80%
Shared Ownership	671	1%	51	1%
Social Rented	8,066	13%	2,144	13%
Private Rented	9,256	15%	775	4%
Rent Free	754	1%	333	2%
Total Households	63,447		16,878	

The above table highlights that only 13% of persons aged over 65 are in social rent accommodation. The Borough Council transferred its housing stock to Golding Homes (formerly Maidstone Housing Trust) in 2004 and they currently manage the majority of the social rent stock in Maidstone as detailed in the table below:

	All registered providers in Maidstone Borough	Golding Homes owned	% owned by Golding Homes
General Needs	7,123	5,236	74%
Supported Housing	217	6	3%
Older Persons	1,191	1,034	87%
Low cost ownership	599	11	2%
Total affordable stock	9130	6287	69%

In addition to the social rent stock there are also 1,548 registered privately managed units within the Borough:

Care Home – Older people	502
Care Home - Nursing	539
Retirement / Sheltered Housing	507
Total	1,548

Within the current Housing Strategy (2011-15) Maidstone highlight increasing choice and improving quality of life for vulnerable people as one of four key priorities, this strategy is due to be reviewed as the Council's Local Plan is further developed.

Current Position

Maidstone is a non stock holding local authority but does work closely with support providers to assess need and look at existing stock provision for various client groups. Maidstone are members of the Mental Health Forum, through this forum Maidstone have recognised the need to seek alternative, self contained accommodation for existing mental health clients who are living in shared accommodation which are no longer fit for purpose. Two new replacement mental health

self contained schemes have now been developed, providing a total of 19 one bed flats, completed in early 2012.

Maidstone Borough Council have, with KCC FSC identified a need for wheelchair accessible housing for younger adult and/or families with physical disabilities. Money from Section 106 agreements could be used to develop accommodation with enhanced basic standards of 'lifetime homes'.

A further extra care scheme was completed in 2012, providing 57 (one and two bed) units for persons aged over 55, who have a social care need and have a local connection to the Maidstone Borough Council and Kent area. This is in addition to the previous extra care scheme of 40 (one and two bed) units, plus 6 units of learning disability accommodation delivered back in 2009 through the Private Finance Initiative with KCC.

Very recently completed in Maidstone town centre is a scheme comprising of 10 one bed flats and 16 two bed flats for clients aged 50 years and older.

Maidstone, along with Ashford and Tonbridge and Malling Borough Councils, recently commissioned a new Strategic Housing Market Assessment (SHMA). This predicted a significant increase in the older person population with the total number of people aged 55 or over expected to increase by 24% over just 10 years (2011-2022). Maidstone recognises the potential impact upon the private sector housing stock and has identified the requirement to address the needs of the ageing population as a priority area of work.

Planned Development/Re-modelling

According to the recently published SHMA the growing older population will lead to an increase in specialist housing solutions, with it suggesting a 105% growth in the older population with dementia and an 84% increase in the older population with mobility problems. This suggests a requirement for around 125 additional housing units to be specialist accommodation each year to 2030.

Planning permission has recently been granted for a 64 bed residential care home with 13 close care bungalow / apartments on the same development.

Proposals are being considered for flats over existing retail shops to provide a further 50 independent living units along with communal and amenity space for people aged over 65.

There are two remaining shared facilities mental health schemes (12 units) of which need to be replaced with new self-contained accommodation, and the Council are working with the support provider and KCC's Accommodation Solutions Team to secure funding and identify suitable site opportunities.

The retirement village delivery concept is being explored further with Family Mosaic, who are keen to work in partnership with the council to deliver a mixed tenure scheme comprising of private sale, affordable rent and shared ownership, complete with community facilities. A feasibility study will be required to determine suitable and appropriate site locations and viability.

The use of SIGnet (Spatial Intelligence Geographic network) will be reviewed which is a free resource developed by the Homes and Communities Agency to bring together data from organisations such as

Ordnance Survey, the Office for National Statistics, Local Authorities, and the Environment Agency in a single place, allowing it to be viewed on a map and printed as plans or spreadsheet tables.

Users of SIGnet are able to analyse the data, for example looking at investment compared with land supply, planning constraints and local infrastructure when deciding where to build new and affordable homes in their communities; or map empty homes hotspots showing the relationship with population statistics such as housing need and indices of deprivation.

The council are continuing to carry forward a capital programme to support the delivery of affordable housing and will target investment towards local identified needs and strategic priorities, which may include supported housing schemes for specific client groups.

Opportunities to work in partnership with Registered Providers to secure investment towards affordable housing delivery will be considered via the new Affordable Housing Programme 2015-2018. The council will also consider bidding directly for grant, utilising its Investment Partner Status with the Homes and Communities Agency.

Residential Provision and Intermediate Care

Maidstone does not have a community hospital but does have acute provision at Maidstone hospital. One ward is currently being utilised for short term rehabilitation on the Romney Ward and this is under review. The Dorothy Lucy Centre, a KCC owned residential care home, offers short term care and this service is being reviewed due to the long term future of the service and building. Built in the 1980's, the Dorothy Lucy Centre has small rooms that cannot accommodate people requiring hoists and two carers comfortably therefore the service provision needs to be reviewed.

The average size of care home in Maidstone is 40 beds. This is of concern for future planning. There are 18 care homes across the district and only 4 have more than 60 beds. There is planned provision for nursing care and extra care in a rural village that would support the local community and a care home being built in the town. There is also an expected growth in population across the district in the coming years.

SEVENOAKS

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Sevenoaks is in the west of the County and is considered to be a largely affluent district in Kent, bordering Greater London, Surrey and East Sussex with an estimated population of 115,400; the area has coverage of approximately 142 square miles. The main towns are Edenbridge, Sevenoaks and Swanley and there are also a number of small villages and settlements within the district.

The Housing Strategy in Sevenoaks identifies the six adult social care client groups as 'vulnerable' and identify that the majority of older people wish to remain independent for as long as possible, that many learning disability clients are cared for by ageing parents, that it is important to seek wheelchair accessible housing as part of affordable housing development where need has been identified and that shared ownership and other similar models should be available for older people to assist with competing agendas such as under occupation.

Sevenoaks have undertaken a district wide learning disability study and undertook a district level housing stock/needs analysis for older people in 2013.

Sevenoaks District Council has transferred all of its stock to West Kent Housing Association, with whom they work closely with. Moat Homes is also a key housing association partner in this District.

Current Position

There is a range of wheelchair accessible accommodation in the District. Most recently developed (2013) were two 4 bed units which have been built to wheelchair standards in Edenbridge. A supported housing scheme for blind students in Sevenoaks Town was decommissioned due to under utilisation and remodelled for other specialist provision. A supported housing scheme for vulnerable younger people is also being progressed in central Sevenoaks.

Sevenoaks will be considering where possible the option to designate general needs housing units to more specific vulnerable groups, this is to prevent the over reliance on the small number of designated units for the vulnerable client groups.

Sevenoaks are partners with Dartford Borough Council with an extra care scheme in Wilmington and have access to 20 flats at Emily Court. Due to the distance between Wilmington and Sevenoaks, the majority of applicants come from Swanley to this scheme.

Planned Development/Re-modelling

Completion of a re-modelled sheltered housing scheme in Bonney Way, Swanley is due in early 2014. This is for older people to include 22 social/affordable rented one and two bed units. A further 22 flats designated for older people will also be completed on the St Andrew's Court site in Swanley in early 2015/16. There are pre planning application discussions regarding the potential provision of 55 units, including 30 much needed and welcomed bungalows for older people. If this scheme progresses, a sustainable lettings plan would give priority for local people.

Also in Sevenoaks are 19 leasehold flats designated for older people, these are due for completion in autumn 2014. As part of West Kent HA's Emerald Strategy at Whiteoak Court in Swanley there is

consideration to develop a dementia pod to sit alongside the existing sheltered housing scheme; this would be a good use of the existing land and available resources on this site.

Residential Provision and Intermediate Care

Sevenoaks District has two community hospitals in Sevenoaks and Edenbridge. Acute services are accessed at Tunbridge Wells Hospital.

The average size of care home is 40 beds. This is for consideration when planning future provision. Sevenoaks teams struggle with local affordable services. The private market attracts higher costs for services with people able to self fund at those levels. Affordable services are required for individuals that require state funding and regularly have to be placed outside of the community to access services. The Care Bill will go some way to addressing the imbalance.

Existing Levels of Need for Vulnerable Groups

The Council's most up to date information on housing need is taken from the Sevenoaks District Housing Register which has been amended to reflect changes in legislation and Localism.

Below are numbers on the register at March 2014 for the following Groups:

- Hearing Impairment: 13
- People who consider they are isolated without any support: 11
- People who consider they have an issue with alcohol: 11
- People who consider they have an issue with drugs: 6
- People who have a difficulty with literacy: 15
- People with a Learning Disability: 16. SDC have identified that many individuals with a learning disability registered on the housing register for security purposes only. They are not seeking rehousing in the immediate future but are registered for the time when parent carers can no longer meet their needs.
- People with a mental health issue: 54. The experience of SDC services is that the criteria for the existing mental health schemes is too restrictive and prevents individuals being referred. The complexity of the needs of those with mental health issues approaching the service has increased and there is a requirement for dual diagnosis schemes that provide 24hr support and can accommodate the needs of people who are not yet abstinent.
- People with a permanent physical disability: 47
- People with a visual impairment: 10
- People who are ex offenders: 4
- People who are experiencing domestic abuse: 11
- Young person leaving care: 3
- People requiring Sheltered Housing: 63. The Council has needed to open up its housing register to enable older people without a local connection or a housing need to register applications for sheltered/emerald housing along with other housing which has been specifically designated for those aged 55 plus.

SHEPWAY

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Shepway District is a largely coastal area with an estimated population of 108,200; there are three main towns in the District; Folkestone, Hythe and New Romney. Management of the housing stock, like Canterbury, Dover and Thanet is undertaken by East Kent Housing, this management responsibility was transferred in 2011.

Within the Shepway District Council Housing Strategy (2011-16) there is reference to a number of issues highlighted within this Accommodation Strategy, older people and their wellbeing in their current home, supporting independent living for the identified 20% of all households in the district accommodating at least one person with a long-term disability or illness, recognising the shortfall in 'move on accommodation' for residents with mental health needs and that 20% of the districts accommodations should be to a lifetime homes standards, where feasible.

The East Kent SHMA completed between April 2008 – June 2009 indicated that the ageing population and those with long-term limiting illnesses are likely to have major impacts on the future housing and planning policies in Shepway.

Current Position

Within Shepway the following information indicates adaptation levels:

- Wheelchair use: 139
- Other Physical Disability: 358
- Deaf: 3
- Visual Impairment: Not Known
- Deaf/Blind: Not Known

In a recent development 5 new build properties have been built to the Lifetime Homes Standard.

Shepway District Council have identified, with KCC FSC a need for wheelchair accessible housing for younger adults and/or families with physical disabilities, working with developers using Section 106 money to assist in the delivery of 'lifetime home standards'.

Planned Development/Re-modelling

Shepway District Council proposes to review the existing sheltered housing provision in the near future.

Residential Provision and Intermediate Care

Shepway district is serviced by the William Harvey Hospital in Ashford for acute provision. There is an over-provision of standard residential care with people regularly moving from Ashford to access. The average care home is 27 beds. This is one of the lowest average sizes in the County.

Shepway will need more fit for purpose residential and nursing homes in future. There are a high number of converted Victorian properties that are unable to accommodate the more complex individual that we are seeing in today's care homes. This translates very quickly to quality in care and safeguarding issues.

Health and Social Care are looking at the support that can be provided into care homes to enable them to have access to rapid response to improve quality and maintain people in the community rather than accessing acute services.

The CCG has commissioned additional rehabilitation beds in Hythe during 2013/14. The CCG is evaluating the on-going needs of this type of model in the future.

Broadmeadow provides 20 beds for intermediate care and a review of the model of care is underway. The service was built in 2007 and meets modern standards. It was extended recently to accommodate a dementia specific short term residential and day care service.

Shepway has the highest proportion of residential care homes for people with a learning disability. There are a number of services for people with learning and physical disabilities on the Romney Marsh but fewer older persons services which will need addressing.

SWALE

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

The district of Swale consists of three distinct areas; Faversham, Sittingbourne, and the Isle of Sheppey, with an extensive rural hinterland. The total district estimated population is 137,700. The District Council transferred its housing stock to Swale Housing Association (now AmicusHorizon) in 1990.

Swale Borough Council have a current Housing Strategy (2010 – 2015) which identifies the challenges related to the identified adult social care client groups within this Accommodation Strategy. There is specific reference to the growing ageing population and the need to ensure an adequate range of tenure options and improve access to appropriate accommodation for this client group.

Improving choice and independence through the provision of a range of high quality well designed housing options is identified as key for those clients with a disability; this can be a physical, sensory or a learning disability.

Progress to Date

Since 2011 there have been 7 new build wheelchair units completed within the Swale Borough, and over the same period 41 homes have been built to the Lifetime Homes Standard or adapted.

Planned Development/Re-modelling

An existing scheme in the Swale Borough, Wyllie Court has now been demolished and an extra care housing scheme is due for completion in 2014, at Regis Gate there are going to be 15 shared ownership units and 36 affordable rent units.

Residential Provision and Intermediate Care

Swale District has three community hospitals in Sheppey, Sittingbourne and Faversham. Acute services are largely accessed at Medway Maritime Hospital. Swale also has three KCC owned care homes in Sheppey, Sittingbourne and Faversham. Doubleday Lodge in Sittingbourne will close in September 2014. Blackburn Lodge in Sheerness and Kiln Court in Faversham are under review and offer both long and short term care. Kiln Court has a specialist dementia wing for short term care and services the Canterbury district when required. The Isle of Sheppey will need particular consideration in Phase Two as its geographical location means that its local communities are not easily serviced by provision elsewhere within the Borough.

Faversham is part of the Canterbury and Coastal Clinical Commissioning Group so separates out from the rest of the Swale district for health and social care commissioning. Swale CCG covers Sheppey and Sittingbourne and is closely linked to Dartford Gravesham and Swanley Clinical Commissioning Group forming a North Kent focus.

The community hospital provision is currently under review across the County. The services offered to older people should focus on rehabilitation. Pressure on these services is high and additional short term provision is frequently sought, this is due to the model of care that can foster dependency.

Faversham Cottage Hospital was built in XXXX and the review is being completed into the long term future of this locally valued service. Modern service provision and facilities is required.

There is a shortage of bookable respite and short term care across the locality so commissioning plans will be developed to allow access to different provision.

THANET

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Thanet is a coastal district, with an estimated population of 134,300 and pockets of deprivation. There are three main towns in the District; Margate, Broadstairs and Ramsgate and the district has a large older population in the areas of Westgate and Birchington.

Thanet District Council's Housing Strategy (2012-2016) has a Strategic Priority to 'Enable vulnerable people access to good quality housing and to live independently.' The Housing Strategy action plan details ambitions and targets relating to some of the adult social care client groups including to achieve a better understanding of the need of older people and those with a physical disability.

Thanet District Council is currently consulting on a new Local Plan which will guide decisions on development, infrastructure and other investment in the district to 2031. The Plan will address the housing and other social and community facilities required. The current provision and projected needs of adult social care client groups identified as part of the Accommodation Strategy will thus provide important baseline information for the Plan.

Current Position

Thanet are part of the Private Finance Initiative Scheme Excellent Homes for All. Thanet will benefit from 40 units of extra care and 9 units for mental health clients. The project is currently still at the procurement stage, but the expected completion of the units is summer of 2015. They have also previously delivered 5 new build homes utilising HCA funding and these were all built to Lifetime Homes Standards, where possible this would be replicated.

Thanet District Council has capitalised on the one existing extra care scheme within its district and operates a healthy waiting list for new tenants; the enhanced housing schemes are also operating very successfully, with Case Managers understanding the concept of these schemes, making suitable referrals.

Planned Development/Re-modelling

Thanet District Council does not currently have plans to remodel any of the housing stock; however they are considering a new build programme following the completion of their Housing Revenue Account Asset Management Strategy. The district council will look at the housing need and aspire to meet any specialist need where possible.

Residential Provision and Intermediate Care

The Queen Elizabeth Queen Mother hospital offers acute services to Thanet and beyond. Thanet has an integrated service at Westbrook House offering intermediate care. The model of care is being reviewed. The development of services for people with mental health needs in Ramsgate will go some way into meeting the needs of the user group when it is built.

Thanet suffers with older smaller converted care homes which can result in higher quality and safeguarding issues. The average size of a care home in Thanet is 32 beds. This is cause for concern when considering long term provision. There is a need to develop nursing provision with the independent sector across the district of Thanet. There is also a need to develop services for younger people that require accessible or adapted housing provision with and without dedicated care staff for the scheme. There are high numbers of nominations to extra care schemes for people who are in their 30's and 40's as it is the property that is required rather than, necessarily, the care provision.

Wheelchair accessible housing will need to be promoted and developed on new larger sites. Consideration to smaller units where people may require access to 24 hour care and the economies of delivering in a block would be helpful but further analysis on this model would be required including whether this really is what the client group would aspire to.

TONBRIDGE AND MALLING

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

The estimated population in this borough is 121,100, bordering Maidstone, Sevenoaks, Tunbridge Wells, Gravesend and Medway. Tonbridge & Malling has three broad areas, Snodland and Aylesford to the North, the Malling Rural area across the central aspect, and Tonbridge to the South, The borough, like Sevenoaks and Tunbridge Wells is situated in the West of the County and is considered to have areas of relative affluence along with pockets of deprivation. The Council transferred its stock in 1991 to Tonbridge & Malling Housing Association, now Russet Homes, which is part of the Circle Group.

Instead of providing details about specific groups the Housing Strategy for Tonbridge and Malling is an over-arching document that places focus upon ‘vulnerable households’, and the action plan for the Strategy references the need to monitor accommodation for older people. The adopted Affordable Housing Supplementary Planning Document has further guidance on the delivery of provision for those with a learning disability, mental health needs and other vulnerable groups.

Tonbridge and Malling, along with Maidstone and Ashford Borough Councils jointly commissioned consultants to prepare Strategic Housing Market Assessments for their respective areas in 2013; the reports will be available in early 2014.

Current Position

Tonbridge and Malling has seen the delivery of a new MCCH Autism Scheme in Hildenborough, this is 5 unit state of the art scheme for clients with autism. There is also a new Learning Disability Scheme in West Malling, offering 7 flats for learning disability clients.

The adopted Affordable Housing SPD highlights targets of 10% for developing lifetime homes and wheelchair accessible housing for affordable units.

Planned Development/Re-modelling

The Abbeyfield Kent Society are seeking to expand two of their existing sites in Tonbridge and Malling, this expansion will provide additional accommodation for older people and those with mental health needs, focusing mostly on dementia along with Extra Care units. These expansions are both at pre-application discussion stages.

This will involve a likely conversion and expansion of existing residential care homes, providing an increased number of extra care housing units; possibly inclusive in the next second bid round of the HCA’s Affordable Housing Programme.

Residential Provision and Intermediate Care

Tonbridge and Malling access acute services from either Maidstone Hospital or Tunbridge Wells Hospital, with a community hospital in Tonbridge. The borough could benefit from the development of all types of services and the plans for extra care housing would be of huge benefit to the local population.

The Tonbridge team place only 33% of residential placements in the district and 17% nursing. The remaining placements are in Maidstone, Tunbridge Wells and Sevenoaks. This demonstrates a shortfall of services.

The average size of a care home in Tonbridge and Malling is 44 beds which is higher than most. There is also a provider of residential/nursing care and extra care actively developing provision in the district and is in discussion with the borough and county council with these developments.

TUNBRIDGE WELLS

Baseline Provision & Increasing Capacity and Choice – 2013 – 2031

Local Context

Tunbridge Wells is in the West of Kent, similarly to Sevenoaks and Tonbridge and Malling it is considered to be a significantly affluent area of Kent. The town is located to the top of the district, close to the border of the County East Sussex, with vast rural areas to the south of the area. The housing stock in Tunbridge Wells is largely managed by Town and Country Housing Group, the stock was transferred through the LSVT process.

The current Housing Strategy for Tunbridge Wells (2012-17) has highlighted 'responding to the needs of vulnerable people to support independent living'; this is reinforced by a number of key action points in the strategy action plan.

Tunbridge Wells are committed to promote and provide a range of housing options for older people, to continue funding the Home Improvement Agency and to fund and use DFG for aids/adaptations to assist in independent living. As an LSVT local authority they are also committed to working with their stock transfer housing association Town and Country Housing Group to monitor, review and find options to meet the needs of vulnerable clients who are on the joint housing register.

Current Position

Over the last four years 170 DFG's have been granted to those with a physical disability, 16 for those using a wheelchair, 1 adaptation for a sensory impaired resident and 1 for an autistic client. Over the period 2012/13 there have been 45 new build properties built to the Lifetime Standards and 6 built to wheelchair standards.

There are two shared housing schemes in the borough, one of these is for clients with mental health needs and the other provides accommodation for clients with mild learning disabilities and is also used as move on accommodation for homeless clients.

There are two extra care schemes currently in development, one is in Hawkhurst and will deliver 48 units of accommodation through the PFI process. The other is at Crofton Lodge and will deliver 18 units.

Planned Development/Re-modelling

The main provision for older people in the Borough will be provided for by the re-modelling of existing and out-dated sheltered housing schemes owned by Town and Country Housing Group, (TCHG)

These schemes will provide independent living for the over 60's and/or those with physical disabilities aged over 55 in 1 and 2 bedroom self contained flats. Termed 'sheltered housing plus' although having some communal areas such as a lounge, small kitchen, a hairdressers and a warden during office hours, they will not provide 24 hour care or meals which an extra care facility normally will.

Planning permission has been granted for the re-development of MacDonald Court, Paddock Wood to provide 39 sheltered housing plus 1 and 2 bed flats and at Major Clarks House, Cranbrook for 24 units.

In addition 83 sheltered housing plus units are to be provided by TCHG as part of the Sherwood regeneration project and at the former Kent and Sussex hospital site developed by Berkeley Homes.

We are not aware of any other re-development or new provision of older persons housing by other housing associations in the Borough.

For wheelchair users the regeneration of existing TCHG estates at Sherwood, Ramslye and Cranwell Road will provide 7 fully adapted properties. In addition we will seek 10% of new affordable housing units developed to be built to wheelchair standards. Although not policy this will respond to housing need where new development is planned

As regards future development of supported housing MCCH have planning permission to re-develop their scheme known as 'The Pines' on the Pembury Road for clients with learning disabilities. We are not aware of any other new supported housing scheme proposals in the Borough.

Residential Provision and Intermediate Care

Tunbridge Wells are serviced by the new Tunbridge Wells Hospital. There is a community hospital in Hawkhurst that focuses services on rehabilitation. Short term affordable care services are required, particularly closer to the acute hospital.

The local team struggle with finding affordable residential and nursing services to the County Council and frequently place outside of the borough and in some cases the County.

The average size of a care home in Tunbridge Wells is 38 beds. This needs to be considered when planning future services. The care market is active in the borough and further discussion is needed with Strategic Commissioning Officers at KCC earlier to ensure support for developments in the areas that are needed.

Services at Hawkhurst Community Hospital are being reviewed. There is a nursing home development in the village and an extra care scheme being developed. Both new schemes could support the intermediate care requirements for the borough.