

By: Graham Gibbens – Cabinet Member, Adult Social Services  
Oliver Mills – Managing Director, Kent Adult Social Services

To: Adult Social Services Policy Overview Committee – 1 April 2009

Subject: **'BETTER HOMES ACTIVE LIVES' AND 'EXCELLENT HOMES FOR ALL' HOUSING PFIs**

Classification: Unrestricted

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Summary: Provides Members with an update on work preparing for the operational stage

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1. (1) As part of the Modernisation Programme Kent Adult Social Services (KASS) has been working in partnership with Government and District Councils in Kent to deliver supported housing for vulnerable people.

(2) KASS has been able to secure around £130m in PFI credits, from Government, in two separate projects that will deliver 569 apartments of supported housing. This report sets out the progress to date in a brief update. For a future meeting, it is proposed to bring further detail on how these developments will support the care needs of our service users.

### **Better Homes Active Lives**

2. (1) The first project is the Better Homes Active Lives (BHAL). This involves the delivery of 340 apartments of specialist housing for vulnerable people across Kent including:

- 275 apartments for older people configured as seven blocks of extra care sheltered housing. Extra care housing is for many people a good alternative to residential care. It has 24 hour on site support and communal space and facilities such as a restaurant, gym, hairdressing and a range of activities.
- 58 apartments for people with learning disabilities in blocks of 7 or 9 apartments.
- 7 apartments for people with mental health problems. These are now open and fully occupied.

(2) The project is being delivered in partnership by KCC and 10 District Councils and the housing provider is Housing 21. It is in the construction and operational phase and all apartments will be open by October 2009.

(3) The care provider for the extra care was selected through a separate competitive tender from around 30 domiciliary care providers. Housing 21 was selected as the strongest bid with very good value for money.

(4) There are other arrangements in place for the care and support to the learning disability apartments and the mental health apartments. The care and support arrangements take full account of the Self Directed Support agenda.

(5) A great deal of work is taking place with Commissioning Teams and the District Council and the NHS ensuring that the tenants identified for the apartments are people who will get the most benefit from them.

(6) The project is governed through a Project Board of the 11 local authority partners and supported by the contract manager. Appendix 1 sets out the locations and implementation dates.

### **Excellent Homes For All**

3. (1) The second project is the Excellent Homes For All (EHFA). This proposes 228 apartments of specialist housing for vulnerable people across Kent including:

- 208 apartments for older people configured as five blocks of extra care sheltered housing
- 11 apartments for homeless and young people.
- 9 apartments for people with mental health problems

(2) The project will be delivered in partnership by KCC and 5 District Councils.

(3) The early stage of “expression of interest” was supported by the Department of Communities and Local Government Housing and work is now taking place to ensure that the Outline Business Case is approved by the Treasury.

(4) Assuming that this stage is successful, a housing provider will be advertised for and selected (under EU procedures). This process will take approximately 2 years before any building can start.

### **Recommendations**

4. (1) Members of the Policy Overview Committee are asked to NOTE and COMMENT on the contents of the report.

David Weiss, Head of Public Private Partnership & Property  
Tel: 01622 694898 (7000 4898)  
Email: [david.weiss@kent.gov.uk](mailto:david.weiss@kent.gov.uk)

*Background documents:* None

Previous Committee papers:

Excellent Homes For All – Kent Housing Private Finance Initiative (PFI) – Cabinet,  
15 September 2008

## Appendix 1

### Apartments in the BHAL PFI Project

<b>District</b>	<b>Scheme</b>	<b>Apartments</b>	<b>Start on Site</b>	<b>Operational</b>
<b>Thanet (Margate)</b>	<u>George Culmer Court</u> (Westbrook House, Canterbury Road, Margate)	7 apartment mental health	8 <sup>th</sup> October 2007	17 <sup>th</sup> November 2008
<b>Thanet (Birchington)</b>	<u>Alfred Deller Court</u> (Old Crispe House site, Minnis Road, Birchington)	7 apartment learning disability	28 <sup>th</sup> January 2008	9 <sup>th</sup> February 2009
<b>Canterbury (Herne Bay)</b>	<u>King Edward Court</u> (King Edward Court, King Edward Avenue, Herne Bay)	40 apartment extra care	8 <sup>th</sup> October 2007	27 <sup>th</sup> April 2009
<b>Dartford (Wilmington)</b>  Extra care is 50% Sevenoaks	<u>Emily Court</u> (Stanley Morgan House, Barn End Road, Wilmington)  <b>Adam Court</b>	40 apartment extra care & 9 apartment learning disability	8 <sup>th</sup> October 2007	27 <sup>th</sup> April 2009
<b>Shepway (Hythe)</b>	<u>Summer Court</u> (Whitegates Close, Off Stade Street, Hythe)  <b>Dolphin Court</b>	39 apartment extra care & 7 apartment learning disability	8 <sup>th</sup> October 2007	8 <sup>th</sup> June 2009
<b>Canterbury</b>	<u>Henry Court</u> (Hudson Road, Canterbury)	7 apartment learning disability	26 <sup>th</sup> May 2008	8 <sup>th</sup> June 2009
<b>Maidstone (Tovil)</b>	<b>Tovil Green Court (Tovil Green, Burial Ground Lane, Tovil)</b> <u>Pine Court</u>	40 apartment extra care & 7 apartment learning disability	28 <sup>th</sup> January 2008	3 <sup>rd</sup> August 2009
<b>Swale (Faversham)</b>	<u>John Goldfinch Court</u> (Back of Kiln Court, Sumpter Way)	7 apartment learning disability	21 <sup>st</sup> July 2008	3 <sup>rd</sup> August 2009
<b>Tonbridge &amp; Malling (East Malling)</b>	<u>Watercress Court</u> (Millstream, Mill Street, East Malling)	7 apartment learning disability	14 <sup>th</sup> July 2008	24 <sup>th</sup> August 2009
<b>Thanet (Broadstairs)</b>	<u>Bradstow Court</u> (Old Appleton Lodge site, Rumfields Road, Broadstairs)	40 apartment extra care	31 <sup>st</sup> March 2008	5 <sup>th</sup> October 2009
<b>Dover</b>	<u>Buckland Court</u> (Roly Eckhoff House, Roosevelt Road, Dover) <u>Bleriot Court</u>	40 apartment extra care & 7 apartment learning disability	14 <sup>th</sup> April 2008	19 <sup>th</sup> October 2009
<b>Ashford</b>	<u>Hopkins Court</u> (Hopkins Field, Eastern Avenue, Ashford)	36 apartment extra care	24 <sup>th</sup> March 2008	26 <sup>th</sup> October 2009