

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

10 November 2014

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Information

1 KENT ACCOMMODATION STRATEGY

Summary

This report describes to Members Kent County Council's (KCC) new Kent Accommodation Strategy, and discusses matters relevant to Tonbridge & Malling.

- 1.1.1 The KCC Kent Accommodation Strategy identifies how the provision, demand and aspiration for housing, care and support services will be met for adult social care across the County. The document's aspiration is that people should live independently in their own home receiving the right care and support but that if that option is no longer suitable, the right accommodation solutions have to be in the right places across the county.
- 1.1.2 These solutions are based upon provision being the right type, tenure, size, and in the right location. This aim is coupled within the Strategy with improving commissioning of services across each of the six adult social care client groups:
- 1) Older People (over 65 years);
 - 2) People with a Physical Disability;
 - 3) People with a Sensory Disability;
 - 4) People with Mental Health Needs;
 - 5) People with Learning Disabilities; and
 - 6) People with Autism
- 1.1.3 Kent County Council has a statutory responsibility to fund people who are eligible for care services and believes it has become essential to agree a strategic direction and provide clear market position statements to all providers who want to work and develop in Kent. This is because social care, along with health, is experiencing unprecedented change and will face many challenges in future. KCC are hoping that the foundation of their strategy is the necessity to form

partnerships and work coherently to ensure that the current and future needs of the clients eligible for services are met.

1.1.4 The over-arching objectives of the Accommodation Strategy are to:

- provide a detailed understanding of existing housing and care home provision across Kent for Adult Social Care client groups;
- provide a detailed understanding of existing and predicted needs of Adult Social Care client groups;
- to help plan for future housing and care home provision across Kent, to include re-modelling existing provision to meet identified predicted needs;
- to help shape the housing and care home markets across Kent to ensure there is a range of appropriate accommodation available for all adult social care client groups; and
- to enable KCC to adequately plan for any future capital and revenue housing and care home expenditure

1.1.5 It is KCC's intention that the Accommodation Strategy will complement local district and borough housing strategies and will ensure that all future provision delivered is co-ordinated and sustainable. However, it is bold in stating that "to deliver the community support services in an appropriate environment there will need to be a dramatic increase in the provision of extra care housing and residential and nursing care focusing on services and design for people with dementia. To deliver (that) vision, substantial private sector investment will be needed alongside the co-operation of district councils, housing associations and health partners".

1.1.6 The Strategy provides "District Profiles" for every local authority within Kent. For Tonbridge & Malling **[Annex 2]** the profile describes that for residential provision the borough accesses acute services from either Maidstone Hospital or Tunbridge Wells Hospital, with a community hospital in Tonbridge. Furthermore, that Strategy notes "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 per cent of residential placements in the district and 17 per cent nursing. The remaining placements are in Maidstone, Tunbridge Wells and Sevenoaks. This demonstrates a shortfall of services".

1.1.7 The Strategy highlights weaknesses of provision in west Kent, namely residential care and especially affordable versions of such. The Strategy acknowledges and welcomes the ongoing work between Tonbridge & Malling Borough Council and the Abbeyfield Kent Society in seeking to enhance and redevelop several existing

sites within the borough for older person's accommodation and extra care provision.

- 1.1.8 Tonbridge & Malling's own Strategic Housing Market Assessment (SHMA) from earlier this year describes the same pressures in terms of the borough's ageing population and requirements for a range of supported accommodation for different client types.
- 1.1.9 In conclusion KCC recognise that they have been led by the market in terms of providing people with the care and support services they require, placing people where the services are available and not necessarily where people wish to live and receive them. The Accommodation Strategy seeks to challenge this approach, moving towards a more efficient method of commissioning services, supporting the shift towards the personalisation agenda.

1.2 Legal Implications

- 1.2.1 None rising from this report.

1.3 Financial and Value for Money Considerations

- 1.3.1 None rising from this report.

1.4 Risk Assessment

- 1.4.1 None rising from this report.

Background papers:

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Annex 1 Kent Social Care Accommodation Strategy,
Better Homes Better Choice

Annex 2 Kent Accommodation Strategy District
Profiles

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