

02 April 2019 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks



Scrutiny Committee

Supplementary Agenda

	Pages	Contact
6. Questions to the Portfolio Holder for Housing and Health	(Pages 1 - 48)	Councillor Michelle Lowe

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

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Housing Strategy (2017)

‘Wellbeing Starts at Home’

- Progress Report 2 -

Cllr Michelle Low
Deputy Leader and Portfolio Holder for Housing
and Health

Strategic Housing Priority 1

‘To provide a good mix of decent and affordable housing across tenures’

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Example highlights and successes:

Downs View, Swanley

- 12 x affordable rented apartments
- 12 x shared-ownership apartments
- 3 x shared-ownership houses
- 3 x affordable rented houses
- Recently completed
- Introducing 'Sustainable Lettings Plan' to target locally-defined 'Essential Workers' and down-sizers



Housing Strategy Priority 1.1-1.7; 2.12

Ryewood, Dunton Green

- Secured an additional 35 x shared-ownership apartments
- In addition to the 100 affordable units already completed
- Largest new affordable housing development in the District
- In addition, £546k in commuted sums generated by uplift trigger points to be invested in other local housing strategy initiatives



Oakley Park, Edenbridge

- Secured 120 x affordable homes
- 79 x affordable rent and 41 x shared-ownership units
- All to be built to '*Lifetime Homes Standard*'
- To potentially target down-sizers and locally-defined 'Essential Workers'
- Potential accommodation for new health facility staff
- Potential local lettings plan
- Due to complete 2019/20/21



Housing Strategy Priority 1.1-1.7; 2.2

Woodlands Court, Swanley

- Demolished 16 x old and outdated 1-bed sheltered housing units
- Developed a new and modern sheltered housing facility, which is also linked up to a local health hub through White Oak Court
- Provides 31 x 1- and 2-bed self-contained apartments with a range of on-site facilities such as a hair salon, restaurant and shop
- Eight down-sizers taken up tenancies, helping to free-up local family-sized housing
- Won ‘*Development of the Week*’ in the national *Inside Housing* magazine



INSIDEHOUSING

‘Development of the Week’

Housing Strategy Priority 1.1-1.7; 2.9; 3.14-3.20

Dynes House, Kemsing

- Demolished old and outdated care home
- Planning consent granted for the District's first purpose-built extra care facility
- Will provide 51 x multi-tenure apartments with a range of on-site facilities, including a restaurant, hair salon, community shop and hub
- On site and completion expected April 2020
- Agreed with housing provider to undertake early marketing campaign to attract as many villagers as possible - the aim being to support older people to remain with support networks



Lavender Fields, Seal

- New care home opened in Summer 2018
- 24-hour residential, dementia and respite care
- Cinema; hairdressing salon; nail bar; communal café
- Operated by a charity
- Another scheme in Sevenoaks



Housing Strategy Priority 1.1-1.7; 2.9; 3.14-3.20

Emerson Park, Hextable

- Opened in Summer 2018
- Tailored 24-hour nursing, residential, respite, convalescent and dementia care
- 47 x retirement apartments
- Dedicated floor for dementia residents
- Club room lounge and bistro; cinema; café bar; gym; hair and beauty salon



Housing Strategy Priority 1.1-1.7; 2.9; 3.14-3.20

Rural Housing Week 2018

- Unprecedented level of interest and activity
- 9 x additional local housing needs studies carried out in the last year alone
- 12 x projects at various stages of development
- Draft Local Plan to specify 5-year rolling programme of surveys
- Celebrated *Rural Housing Week in Summer 2018 at an event in Leigh and attended by Tom Tugendhat MP*



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Housing Strategy Priority 1.1-1.7; 1.15-1.1

Community Land Trusts (CLTs)

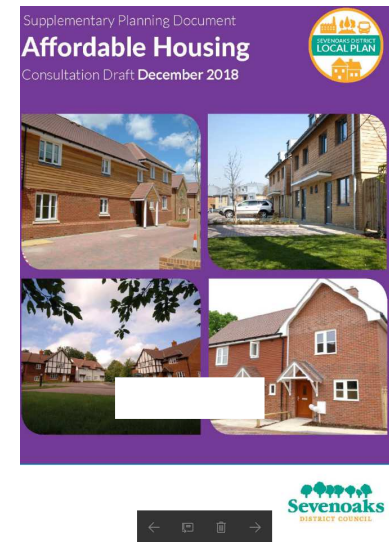
- Funding received from MHCLG
- Set up a West Kent CLT hub
- Identified potential CLTs
- ^{Page 11} New model of delivery
- Improved options for parish/town councils and community groups
- So far, held three West Kent promotional events
- Potential scheme in Sundridge



Housing Strategy Priority 1.17

Draft Local Plan

- Affordable Housing Supplementary Planning Document (SPD)
- Out to public consultation
- New SPD will give much greater flexibility
- Much improved outcomes anticipated
- Full Council 26/03/19
- Due to adopt late 2019



Housing Strategy Priority 1.6; 1.18; 1.20; 1.25; 1.32; 3.25

Quercus Housing

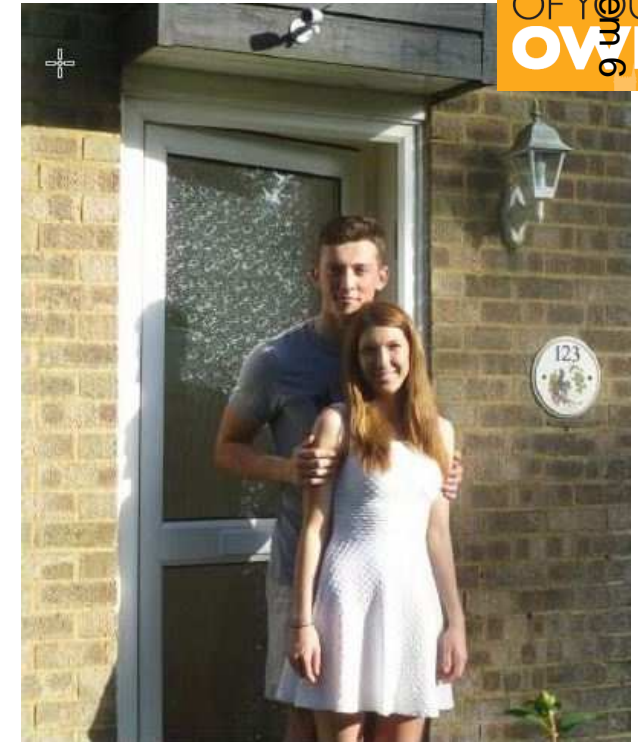
- Registered with Companies House in 2018
- Aim to supplement affordable housing delivered by partner HAs
- Funded by S106 affordable housing planning gains
- New form of delivery
- Particular focus on specialist accommodation
- Potential joint ventures



Housing Strategy Priority 1.1-1.5; 1.12

‘A Home of Your Own’

- Award-winning scheme
- Stair-casing now starting to take place
- Recycling of S106 affordable housing planning gains, as per intended project outcome
- So far, £153,492 received to reinvest in local housing strategy initiatives



Strategic Housing Priority 2

‘To improve the quality and use of the existing housing stock’

Example highlights and successes:

Hedge Barton retrofit project

- Pilot low-carbon retrofit project
- £200k from affordable housing planning gains
- Energy efficiency improvements for older residents
- Thermally-inefficient mobile homes; fuel poverty; high bills
- Able to identify other housing and health issues during project works
- Also providing housing advice; DFGs; One You etc
- Won a recent environmental award



Housing Strategy Priority 2.16-2.18; 3.11; 3.13

Social housing and allocations

- New policy adopted - due to be implemented 01/04/19
- Better use of limited social housing stock - over 295 applicant housed each year
- New five-year fixed-term tenancies
- Locally-defined 'Essential Workers' adopted
- Whole-council approach to tackling homelessness - Council Tax flagging up early signs of late payments and Housing Benefits referring people affected by Benefit Caps
- Recruitment of a 'Landlord Liaison Officer' - single point of contact for private landlords - updated 'Private Sector Lettings' scheme - access to **48** new properties



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Housing Strategy Priority 2.22-2.23; 3.8.

Empty Homes

- National empty homes promotional events held
- Over 10 owners - empty homes drop-in surgeries in partnership with KCC
- 'No Use Empty' scheme
- 17 long-term empty homes back into use
- Positive feedback and outcomes - some properties used to relieve homelessness



Housing Strategy Priority 2

Strategic Housing Priority 3

‘To meet the needs of vulnerable and low-income households’

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Example highlights and successes:

‘Local Ladder’

- Shared-ownership grant deposit scheme
- Assist low-income households onto housing ladder
- Free-up social and low-end private rented housing
- Prevent out-migration of locally-defined ‘Essential Workers’
- Currently working with three top banks on product development

Local Ladder

Your first step to

Home Ownership

Sevenoaks District Council's new Local Ladder shared-ownership grant scheme offers qualifying households grants towards a property purchase

Housing Strategy Priority 1 & 3

'Starts at Home' Day 2016

- National campaign to highlight the importance of supported housing
- First year's event held at Rockdale in Sevenoaks
- Ageing suit on hand for people to try out
- Attended by the Leader of the Council and Portfolio Holder for Housing and Health
- Broadcast on BBC Radio Kent



Housing Strategy Priority 3.18

'Starts at Home' Day 2017

- 2017 event held at Wellfield sheltered housing scheme in Hartley
- Local MP, Gareth Johnson, attended along with the Chairman, Portfolio Holder for Housing and Health and other members
- Donated set of 30 new tea cups to residents of the scheme
- Promoted on social media and through press releases



Housing Strategy Priority 3.18

'Starts at Home' Day 2018

- 2018 event held at White Oak housing scheme in Swanley in partnership with West Kent Housing Association
- SDC actively campaigned to ask Government to cancel planned LHA rates on supported housing
- Plan now scrapped, which is significantly positive for older residents in the District and reliant on Housing Benefit



Housing Strategy Priority 3.1

Hoarding Project

- West Kent Mind - funded by SDC Better Care Fund
- 12 week programme and ongoing support from Declutter Buddies
- Over 20 residents supported to date - 100% have engaged and made improvements in decluttering
- Resulted in zero reports of filthy and verminous properties all summer
- *“It changed my life. I learned new things and how to look after my belongings better.”*
- *“Thank you for listening understanding and being kind, patient and wise.”*

New Beginnings
A new approach to help people who hoard

Are you feeling down about clutter in your home?
Are things getting out of hand?

1 to 2 people in every 100 have a problem with hoarding. It can be caused by life events or mental/physical health problems.

You are not alone...

New Beginnings offers a non-judgmental approach to decluttering with group work and one-to-one support. We will help you set your own goals and aspirations to declutter.

For more information and to refer yourself or someone else call 01732 744950 or visit:

westkentmind.org.uk/new-beginnings

New Beginnings is funded by Sevenoaks District Council and can be accessed by people who live the Sevenoaks district.



Housing Strategy Priority 3.42

West Kent Mind

‘Sevenoaks Switch and Save’

- 220 households assisted to switch to cheaper energy suppliers
- £63,600 savings achieved for households
- 15 x energy surgeries held for the community and particularly older and vulnerable people
- Numerous articles, advertisements and promotional activities
- Also identified other housing and health-related issues through the service and housing/energy surgeries

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Sevenoaks Switch and Save
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It's as easy as switching on a light, putting on the toaster or making a cuppa! Simply enter your postcode, personalise the search and start comparing!

Visit sevenoaksswitchandsave.co.uk or call 0800 410 1147 today and start saving!

You can compare
Gas & electricity
Electricity only
Gas only

Sevenoaks
DISTRICT COUNCIL

Housing Strategy Priority

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Better Care Fund

- Annual allocation of funding is provided principally for the funding of DFGs

Page 26 Recent freedoms have allowed a proportion of funding to be used for initiatives to reduce demand on primary health services and support essential preventive measures



Hospital Discharge Scheme

- Health & Housing Co-ordinator - supports faster discharge at Tunbridge Wells, Maidstone and Darent Valley hospitals
- Over 500 patients supported
- 80% received property and welfare support (decluttering; beds/bedding; carer key safes; equipment)
- Significant reduction in delayed discharges due to addressing issues in the home
- Now offering Discharge Packs to enable patients to leave hospital more quickly
- Saves £450 per night to NHS for hospital stay



NHS
Dartford and Gravesham
NHS Trust

NHS
Maidstone and
Tunbridge Wells
NHS Trust

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Housing Strategy Priority 3.5; 3.13; 3.15; 3.20

One You, Your Home'

- Holistic assessment in the home - adults with complex needs, referred by GPs
- Over 170 patients supported to date
- Based in Swanley and Edenbridge - run in partnership with Age UK
- Reduction in unnecessary GP visits and improved health, social and wellbeing outcomes
- Featured for combating isolation on BBC South East News
- *“Done with a smile and lots of patience...one super person, thank you.”*
- *“Biggest thank you in the world, words can't express how grateful we are.”*



DFGs and other funding

- Around £1.5m spent so far this financial year, including additional funding provided in January 2018 by DCHLG
- Discretionary funding now made available to *'One You, Your Home'* and other initiatives being used to improve the well being of customers, i.e. provision of motorised scooters



‘Pop-up, Pop-in’ Scheme

- Participated in Rural Housing Week 2018 in Leigh
- Over 800 participants to date, in partnership with Age UK
- Referrals into support services to those living in rural areas and isolated, such as home adaptations
- Holistic support and falls prevention advice to older people - a meeting point to combat loneliness in their local community
- Chair-based exercise sessions
- The Council provided £40k community funding for the project



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Housing Strategy Priority

Super HERO

- Launched at the 2017 Housing Forum alongside new Housing Strategy
- Now have four HERO officers in post, including a senior
- Trained to deliver health brief intervention advice as well as debt, benefits, housing and employment support
- Helped over 2,000 residents -40% helped onto correct Benefits - reduces debt by around £600 per person
- Works in partnership with GPs, children's centres, housing associations and One You advisers
- *“Your advice has changed my life - I can't thank you enough.”*



Housing Strategy Priority 3.1; 3.5; 3.13; 3.15; 3.20;

Handy HERO

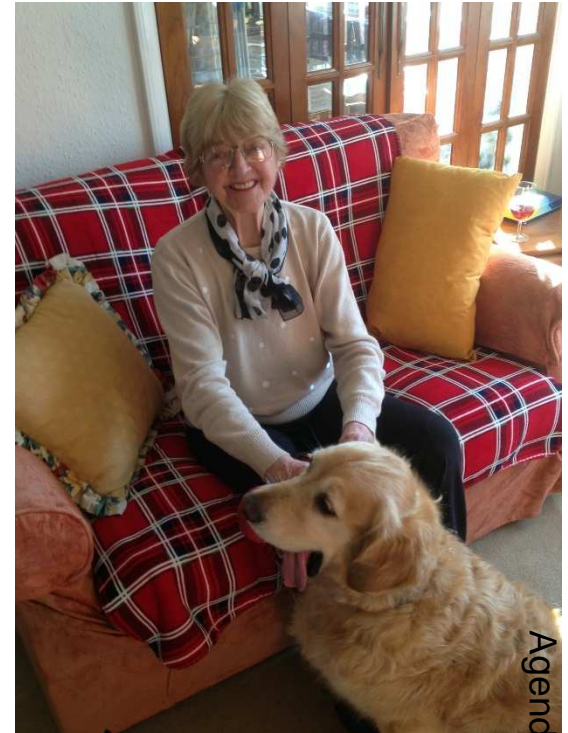
- In place for around 2-years
- Helping to adapt properties to enable people to remain independent in their own homes
- Exploring options for the service



Housing Strategy Priority 3.5; 3.13; 3.15; 3.20;

Pet-friendly tenancies

- Now have pet-friendly rules on many schemes
- Working to introduce more
- Will help to encourage more older people to right-size to more suitable housing
- Several positive impacts on health and wellbeing
- Pet therapy in care homes



Housing Strategy Priority 3.44

Award Winning for Innovation

- iESE Gold Award - Transformation in Health and Social Care (housing and health work)
- 'Excellent Partnership' Prize - Kent Housing Group Awards (Hospital Discharge Scheme)
- 'Excellence in Delivering Services for Vulnerable People' - Kent Housing Excellence Award (One You, Your Home)
- Most Dementia Friendly Organisation - Kent Dementia Awards



Housing Strategy: overall performance

Strategic Housing Priority	
1) <i>To provide a good mix of decent and affordable housing across tenures</i>	On course
2) <i>To meet the needs of vulnerable and low-income households</i>	On course
3) <i>To improve the quality and use of the existing housing stock</i>	On course

Note: Full details of progress against related objectives to be sent to members in separate report

Key challenges going forward

- Affordability
- Lack of developable land/planning constraints
- Rising rents in private sector and stock condition
- Housing-related support services struggling to deliver
- Continuing out-migration of younger and economically-active households
- Options for older people - both those staying put and right-sizing
- Younger people
- Quercus Housing
- Fort Halstead (proposing x750 @30% = 225 affordable)
- Brexit?
- Homelessness

Thank you

Questions

Additional health successes

SDC Health Priorities

- Tackling the rise of obesity
- Supporting people's mental wellbeing and dementia
- Supporting older people to lead fulfilled and independent lives



One You Service: One-to-one support

BECAUSE THE
ONE YOU



SMOKING

Quitting is the best thing you'll ever do!
Find out how it will change your life



DRINKING

Choosing to drink less booze can
bring lots of health benefits



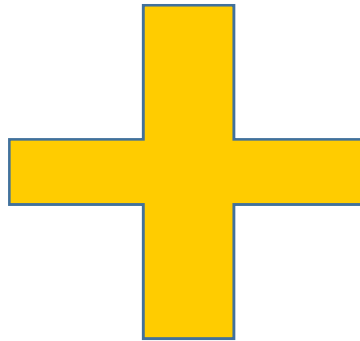
EATING

What you eat is important to your health
every day. Help to eat well every day



MOVING

Small changes to your day to be more
active makes a big difference



ADAPTATIONS

Home equipment to suit your needs
and reduce falls



HOUSING

Housing advice to help you find a
suitable and affordable home



HOME

Help with hoarding, clutter,
heating, safety and hazards



WORK

Help you to re-train, volunteer or
get into work



LONELINESS

Help you to meet new people and
get involved in your community



BUDGETING

Help you with your money: Benefits;
debt; household bills and budgeting



SLEEP

Getting a good night's sleep helps you
feel better. Help to sleep more soundly



STRESS

Too much stress takes its toll. Help to
take simple steps to stress less

One You' Health Hub

- 'One You' Advisers, funded by KCC Public Health
- Received over 740 referrals with 42% from health/GP's, with goals and outcomes achieved for 266 closed cases
- Additional funding from DSG CCG for Swanley
- Potential partnership with KCC Adult Social Care's Community Navigators under 'One You' branding locally
- Targeted 'One You' advertising on social marketing campaign to deprived wards
- Based in GP surgeries and community venues: Swanley, Edenbridge, Sevenoaks town and New Ash Green



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Dementia Friendly' communities

- We are supporting Eynsford and West Kingsdown to become dementia friendly
- Looking to start a new dementia film night at The Stag Theatre
- Over 500 people completed the Dementia Run in Knole Park, raising over £7,000
- Six Dementia cafes in the District, providing support to families
- First National Trust Dementia Café launched in Knole House
- All delivered with the Sevenoaks District Dementia Forum partnerships



'You, Me and Dementia'

- Widely publicised 'You, Me and Dementia' with the Sevenoaks Dementia friendly community at the Stag Theatre.
- The event consisted of two plays performed by the Riverside Players based in Eynsford.
- Proceeds from ticket sales went to the Eynsford and Farningham Dementia café.

You, Me & Dementia

Sat 3rd Nov 2018
Stag Theatre

A celebration to raise dementia awareness

4PM Chocolate Muffins
By Naomi Morgan

5PM Bothered & Bewildered
By Gail Young

£10 Adult
£7 Concession

Ticket sales in support of Eynsford and Farningham Dementia Cafe

STAG Theatre
Eynsford Road
Eynsford
TN11 8EE
01892 446175
stagtheatre.co.uk

Sevenoaks
Dementia Friendly Community

RIVERSIDE PLAYERS

Agenda Item 6

Sporting achievements

- Archery courses for families and adults with learning disabilities completed, full with 12 per course - shortlisted for Kent award
- New volunteers trained to lead Health Walks, over 200 people taking part each week
- Over 90 residents took part in family cycle rides at Brands Hatch and Knole Park - excellent feedback and more rides added due to demand
- *“Great fun, thanks to the team who organised the rides.”*
- *“Great day riding with our grandchildren. A careful, considerate companion Coach.”*



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‘Every Step Counts’

– Helping to prevent falls and loneliness

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New mental health café

- Recently launched
- Situated in Swanley CAB

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