

(For Democratic Services use)

Decision Number: 09 (2016/17)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject: To take forward plans to re-designate sheltered housing stock in Swanley to general needs accommodation (subject to resident consultations)

Details of Decision taken

To approve the re-designation of the West Kent Housing Association (WKHA) properties identified in Appendix 1 from sheltered housing to general needs, subject to the outcome of resident consultation.

Reason for Decision

WKHA own and manage over 900 'Emerald' homes let to older persons (currently over 55 years of age). Some of the current Emerald stock in Swanley is no longer fit for purpose to suit the needs of older people, with suitable applicants on the Housing Register refusing these properties as they have no lift access to first floor flats and are considerably smaller than the standard recommendations for older people's accommodation - to allow for wheelchairs and other large and bulky medical equipment.

In response to the changing demands, WKHA are producing a new 20 year Accommodation Strategy which will ensure homes are fit for purpose now and in the future to meet the needs of a growing aging population. As part of this Strategy, WKHA are modernising their stock including providing modern apartments and new purpose built older people's accommodation in Swanley starting with Northview that has recently been granted planning permission. West Kent hope to make this part of Swanley dementia-friendly and suitable for older people - promoting independent living which is a key health objective for the council.

As part of this work WHKA have identified 100 Emerald 'hard to let' apartments in Swanley that over time (as and when they become void) will be remodelled and modernised and revert to General Needs Housing where anyone on our register of an age that is eligible can apply to be

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail

(For Democratic Services use)

Decision Number: 09 (2016/17)

housed. This work will be carried out in a phased approach with a minimum age starting at 45 will apply to these properties.

This re-designation will help to meet the demand for 1-bed general needs housing (younger people) and support the priorities of in the Sevenoaks District Housing Strategy to deliver affordable housing through remodelling, reconfiguring and refurbishment of existing facilities making best use of existing stock/brown field sites releasing pressure on the countryside to meet our housing needs.

All Documents considered:

West Kent Housing Association's Emerald Accommodation Strategy and Swanley Action Plan

Details of any alternative options considered and rejected by the Member when making the Decision:

None

Financial implications

There are no financial implications to this Decision

Legal Implications and Risk Assessment Statement

There are no legal implications to this Decision

Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

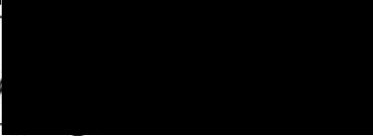
Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted

Cllr Michelle Lowe – Deputy Leader & Portfolio Holder for Housing &

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail

(For Democratic Services use)

Decision Number: 09 (2016/17)

Health Cllr Robert Piper - Portfolio Holder for Planning Local Swanley Members Lesley Bowles - Communities & Business Chief Officer Hayley Brooks - Head of Housing & Health	
Details of any conflicts of interest a) declared by any executive member who is consulted by the Decision Taker None b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict None	
Decision taken by:	Portfolio Holder for Housing & Health
Signed by Portfolio Holder	
Date of Decision	4/8/16
Record made by:	V ETHERIDGE
Date of record:	5/8/16

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail

West Kent Housing Association

Emerald Strategy

List of addresses for de-designation from older persons to general needs accommodation

<u>Address</u>	<u>No of units</u>	<u>Numbers</u>
Acacia Walk	12	2,4,5,8,10,11 14,16, 18,19,20,21
Pear Tree	12	3,4,5,6,7,8,9, 10,11,12,13,14
The Orchard	24	1,2,3,4,5,6,22,23,24,25,26, 27,28,29,30,31,32,33,34,35,36,37,38,39
Walnut way	8	78,80,82,84, 86,88,90,92
	10	4,8,26,30,36, 38,40,42,60,62
	4	16,20,46,50
	4	14,18,44,48
Elm Drive 46m ²	8	25,27,29,31, 33,35,37,39
Northview 41m ²	8	94,96,98,100, 102,104,106, 108
TOTAL	90	

Proposal to convert to Private Market Rent

<u>Address</u>	<u>Total</u>	<u>Numbers</u>
Acacia Walk 31m ²	2	1,7
35m ²	2	13,15
Walnut Way 35m ²	6	2,6,24,28,64,68
Total	10	

11 July 2016

