

Southbourne Parish Neighbourhood Plan

Pre-Submission Modified Plan 2014 - 2029

Policy SB3 Local Housing Needs

(September 2022)

Supporting Evidence SB3.EV5 Abbotswood (Extra Care Housing)

Visit to Abbotswood, Rustington, BN16 3BJ on 3 December, 2019

Oona Hickson, Sue Talbot and Lyn Hicks, hosted by Carrie Anderson, Extra Care Lead, WSCC

1.1 Abbotswood provides Extra Care accommodation. It is a short walk from the main shopping centre and less than a mile from the sea. It was built in 2011 by Saxon Weald a Registered Provider (Housing Association) and is owned and managed by them.

1.2 It is a three storey building with wide corridors (suitable for wheelchairs/walking frames). It provides 63 flats, 17 of which are shared equity, and has circa 100 residents. There are communal spaces for sitting and eating (it has its own restaurant) but all the residents' accommodation consists of one/two bedroom apartments (each with their own front door). There is also a guest suite, mobility scooter storage, laundry facilities and a lift. The accommodation is built around a central square garden so some ground-floor apartments have their own private patio areas and some on upper floors have balconies.

1.3 We were lucky enough to be able to view one of the resident's flats which had a hall with storage cupboard, a good sized sitting room with a small kitchen, a bedroom and en-suite bathroom with adaptations. If they wish residents may have breakfast, lunch or evening meal, and tea in the restaurant on a pay as you go basis. Everyone is entitled to a cooked meal in the restaurant at midday but if they are going out they can select something from the menu which they can eat in their room later in the day.

1.4 The care teams are provided by "London Care" the company commissioned by WSCC. Each resident has access to a customized care package specific to their particular needs. There are service charges and fees for hot water, and cleaning services are optional. Both Care and Services may be self funded by residents or supported by Social Services depending on personal financial circumstances. The accommodation is for ages from 40 to 100+, residents' pets are accepted, and if a couple share an apartment only one of them need be eligible for the care package.

1.5 The level for WSCC to pay and provide the care, is if someone has less than £23,250, this is a nationally set figure

1.6 The shared ownership flats can be purchased (25%, 50% or 75% shared equity on a leasehold basis) otherwise the flats are rented at an affordable rent. The freeholder and landlord is Saxon Weald, which manages and maintains the properties.

1.7 WSCC assesses potential residents in terms of their housing need, housing eligibility (local connections), care needs (nursing home or safeguarding), well-being (social isolation) and what support is needed. Potential residents can be referred to WSCC by occupational therapists and/or social services, or by the Local Council. Currently there are about 120 people on the waiting list for Extra Care accommodation.

1.8 There are 13 Extra Care schemes across the County, and WSCC wishes to grow the sector. Although WSCC is neither the Landlord, or the Care provider, it does commission the care provider, and does control the waiting list, in conjunction with the Districts and Boroughs for the rented accommodation.

1.9 All applicants should have an assessed care need, this can be very small at the start, but may grow. This cannot be insisted on in the case of the shared ownership properties; however, it is unlikely that someone buying into the shared ownership, would not have some care need because of the service charges for the facilities that they would be accessing.

SPNP Housing Group
(February 2020)