



**WestKent**

Places to live. Space to grow.



Helping to **solve** the  
**housing crisis**





**The housing shortage in Kent is a major issue for us all.**

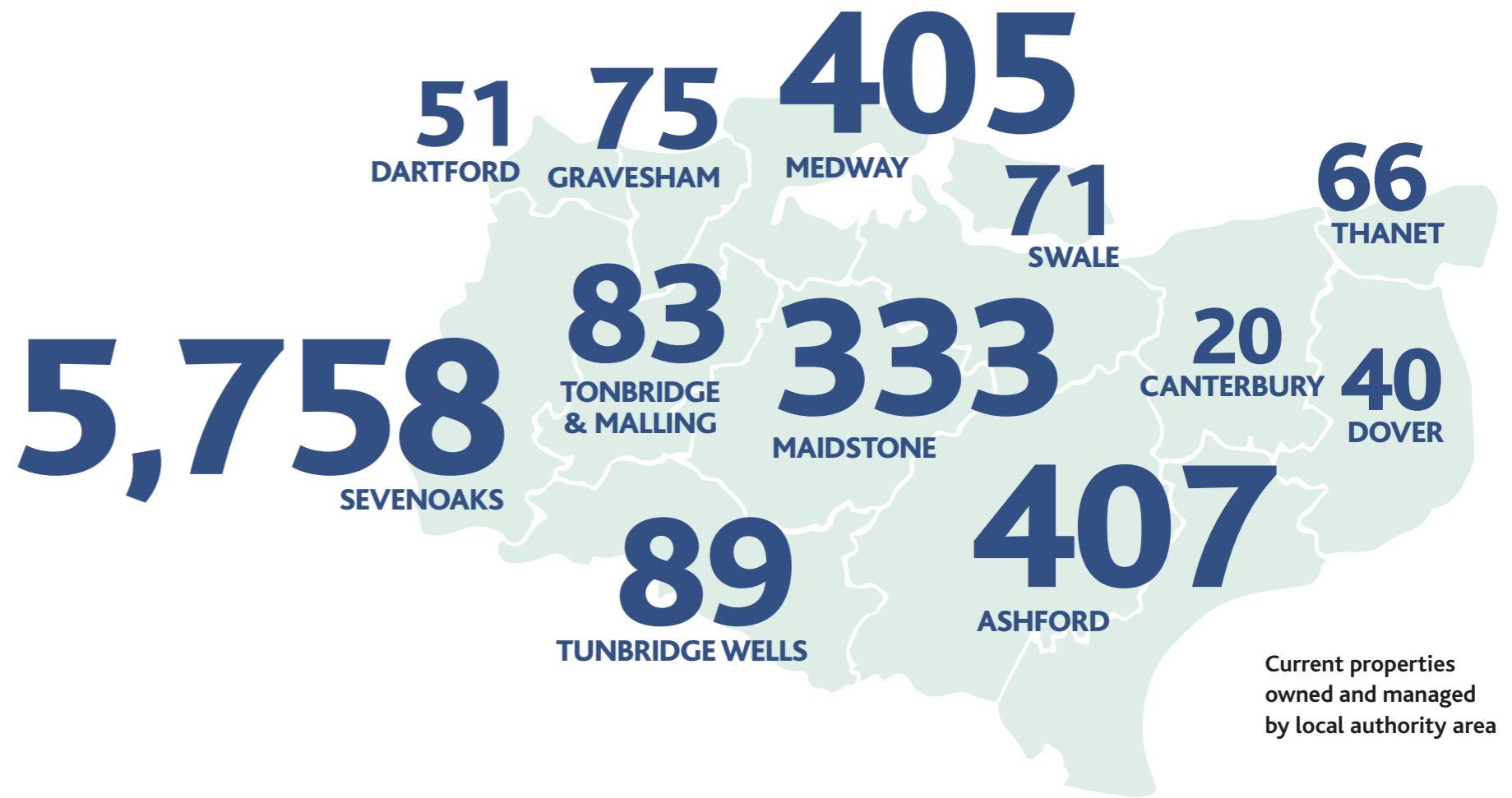
Working together with the government and local authorities housing associations like West Kent can do more.

West Kent has a 30 year track-record and an established reputation for providing quality housing and excellent community services in Kent.

**We are a highly successful and capable organisation**

that delivers on its promises, knows Kent and its communities and we want to do more.

We're G1V1 rated with the regulator.



**Development**

**WE PLAN TO INCREASE OUR STOCK**



FROM 7,200 TO 10,000 BY 2026  
ALREADY THE SITES FOR 1,368 OF THESE HAVE BEEN IDENTIFIED.

**WE AIM 40% OF OUR NEW HOMES**



WILL BE FOR SOCIAL RENT

**WE ARE TARGETING OUR DEVELOPMENT**



IN THE SEVENOAKS, MEDWAY, ASHFORD, MAIDSTONE AND CANTERBURY AREAS.



SOME OF OUR DEVELOPMENTS DELIVERED IN 2019





# Tailored Development Solutions

## older person's care

### Woodlands Court, Swanley

Woodlands Court in Swanley is West Kent's latest award-winning senior residential development. 31 high-quality, one and two-bedroom apartments provide affordable, independent living for over 55s. The stunning building replaces a community of flats in Northview, which were tired and no longer fit for purpose.

- Flats all exceed minimum size requirements
- Partnered with Sevenoaks District Council to meet identified needs
- Supports a 'Hub and Spoke' strategy, services are provided at our nearby Extra Care scheme – supports independence and reduces social isolation
- High quality design ensures easy access for wheelchair users, interiors designed to feel like an upmarket hotel
- Highly Commended in Kent Housing Group Awards 2019



## rural housing

### exception sites

### Seal, Sevenoaks

- Close working with Parish Council responding to local housing needs survey
- Provided 1, 2, 3 and 4 bed homes through off-site manufacturing
- Selected site, negotiated with landowner, rents set at Social Rent



## urban living

### shared ownership

### Marlowe Place, Canterbury

Land-led city centre site in Canterbury. This was a high density scheme providing 20 high quality flats including a stunning penthouse all for shared ownership. The flats were sold on a 35% equity share, household earnings required range between £26k and £39k.

"West Kent went above and beyond with us and were very patient with us being first time buyers and knowing very little about the process. Emily always replied to emails within a reasonable amount of time and had an answer to our questions. We didn't have the best time with other aspects of the process and Emily kept us grounded, I don't think we would have made it through without her."

Shared owner



## housebuilders

### section 106

### Bellway site, Edenbridge

As a partner of choice, strongly demonstrating some of our values of honesty and flexibility, this scheme saw us take handover of 107 units for rent and shared ownership over 3 phases.

"We have delivered a number of successful schemes and continue to work in partnership with West Kent on several projects. We enjoy an excellent working relationship at all levels of our respective organisations and continue to find them commercially competitive, professional and realistic in their approach."

Chris Moore, Bellway





# Supporting thriving communities

We deliver community services to West Kent residents and other groups living in our communities. We are successfully delivering contracts and secured £1.3 million for community services in 2019, which funded projects across Kent.

## Strengthening employability, skills and enterprise



"Thank you ever so much for all your support and careers advice – I am so happy to share with you that I have a career in admin after being offered a permanent role at interview... it means a lot you listened to my goals."

Swanley resident



### Support service from accessible community hubs.

- Drop in sessions to support people back to work or better paid work
- Job hubs
- Training, skills and apprenticeships
- Pop up business schools – enterprise support, practical help to set up a business



Three Abacus furniture shops run as a social enterprise, providing employment and skills opportunities, diverting usable goods from landfill and supporting local communities. We work in partnership with Golding Homes who approached us to establish a shop in Maidstone.

## Promoting wellbeing and preventing crisis

West Kent has a wealth of experience of delivering services in partnership with local councils.

- Housing related support and floating support to clients referred from Kent County Council and Medway Council.
- New service with rough sleepers in Medway.
- We run the Kent Support and Assistance service on behalf of Kent County Council, providing those in crisis with the essentials to make a home – beds, white goods and pans.



## Building active, resilient communities



- Signpost people to events and services
- The Linda Hogan community fund gives grants to community organisations across Kent
- Run activities and projects
- Help to source funding
- Aids and adaptations – support with Disabled Facilities grants (DFGs) to speed up process

## Resident Influence

We are keen for our residents to have a voice and to influence our service delivery. We regularly hold workshops, focus sessions and have an online discussion forum. Residents helped choose our new building and electrical contractor.





# Working with you

We are keen to understand the local area better, what is currently offered and future demand for services. We plan to invest in and extend our current housing stock and services to help meet that demand.

## Please contact us if you would like:

- a tour of our stock and development sites in your area
- to talk through local challenges and how we might work together on a solution
- to just meet and find out more about us



West Kent's directors left to right: Mark Leader, Craig Reynolds, Tracy Allison (Chief Executive), Heather Brightwell, Cathy McCarthy

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