



£38M Excellent Homes for All PFI, Kent

Client

West Kent Housing Association, Galliford Try and Kent County Council

Duration

2009-2017

Value

£38M

Services

Architecture
Planning Consultant
M&E Engineer
Code & BREEAM Assessor

Contract

JCT Design and Build

Funding

Private Finance Initiative

Sustainability

Code Level 3

This scheme provides 240 much needed affordable homes for older and vulnerable people across one of the biggest and most diverse counties in the UK.

The calfordseaden team made a major contribution to the winning of this Kent PFI competition by gaining all planning permissions and clearing all conditions in record time to achieve financial close. All sites are now successfully complete and occupied providing five extra care schemes and two supported housing schemes.

St. Stephen's Walk, Ashford: This project provided 12 new build senior living apartments for additional accommodation to an existing scheme. Each apartment has been equipped with a full kitchen and balcony to provide outside space. Two of the apartments have been configured to allow them to be combined to create one family unit, virtually overnight. This flat would also have the potential to be allocated a private garden.

Bevis Close, Dartford: This project involved the demolition of an existing nursing home to be replaced by a new two-three storey building providing 40 extra care apartments and communal spaces, from lounge and dining rooms to a gym and therapy room.

Cranleigh Drive, Dover: This scheme involved the demolition of an outdated nursing home and the provision of 40 apartments, with extra care provision, in a modern facility. The design features a spoked layout to best fit with a very tight constrained site.

St Michael's Tenterden: The redevelopment of a former sheltered housing scheme included the demolition of an existing two storey structure to construct a new one-three storey building to provide a 40 units in a new extra care facility.

Melbourne Avenue, Dartford: Melbourne Avenue sits on the site of a former primary school. This development provided a new extra care facility of 49 units and communal facilities.

Newington Road, Ramsgate: This scheme sits on the site of a former public library that was demolished and replaced with a new one-two storey structure to house a mental health facility. The building provides 10 one bedroom units as well as both communal and staff facilities.

Bowles Lodge, Hawkhurst: This former residential care home and day care centre now houses a single storey extra care facility providing 48 units in a mix of one and two bedrooms.

All of these schemes provide communal areas, guest rooms, assisted bathrooms, staff accommodation and welfare facilities. The schemes also provide a range of wider community facilities including a restaurant, dining area, lounge bar, activity room, hairdressers and a therapy room. The developments benefit from many external features such as the communal gardens which have both hard and soft landscaping, refuse areas and sufficient car parking facilities. All the apartments have the use of either a garden terrace or a balcony.