

KINGSTON DEMENTIA NURSING HOME - Planning Submission

STATEMENT OF COMMUNITY INVOLVEMENT - Talking to local residents

This is a publically funded project developing essential health and care infrastructure to meet urgent and rising demand for residential nursing and care services for older people in the Borough.

PUBLIC SCRUTINY

The project has been presented for public scrutiny at four Council committee meetings : three meetings of the Adult's and Children's Committee and one meeting of the Children's Adult's Care and Education Committee:

- Report to the Adults and Children's Committee - 29 September 2016
<https://moderngov.kingston.gov.uk/documents/g7997/Public%20reports%20pack%20Thursday%2029-Sep-2016%2019.30%20Adults%20and%20Childrens%20Committee.pdf?T=10>
- Report to the Adults and Children's Committee - 21 March 2017
<https://moderngov.kingston.gov.uk/documents/g8000/Public%20reports%20pack%20Tuesday%2021-Mar-2017%2019.30%20Adults%20and%20Childrens%20Committee.pdf?T=10>
- Report to Adults and Children's Committee - 21 September 2017
<https://moderngov.kingston.gov.uk/documents/g8261/Public%20reports%20pack%20Thursday%2021-Sep-2017%2019.30%20Adults%20and%20Childrens%20Committee.pdf?T=10>
- Report to Adults and Children's Committee - 13 February 2019
<https://moderngov.kingston.gov.uk/ie/ListDocuments.aspx?CId=662&MId=8675>

BRIEFINGS FOR LOCAL COUNCILLORS

Local Councillors from the three wards around the nursing home were invited to a briefing event in November 2018 at which plans and models for the home were presented and the concerns of Councillors discussed.

Following the meeting Berrylands Ward Councillors - Councillors Schaper; Abraham; Sweeney - circulated a letter to local residents informing them of the Council's intentions.

COMMUNITY INVOLVEMENT - MEETING LOCAL RESIDENTS

Letters explaining the Council's plans for the site were hand-delivered to homes in Brown's Road; Warwick Grove; Alpha Road and South Place on 7 February 2019 (*Annex 1*).



Local residents were invited to meet the project team, view plans, elevations and a 3D model of the new nursing home at a temporary project room on-site in the old Newent Nursing Home, Warwick Grove/Brown's Road on 15, 16, and 20 February.

27 local residents attended the drop-in sessions. Visitors were invited to leave comments and questions on the plans. These are summarised on 'Kingston Dementia Nursing Home 2021 - Community Involvement' (*Annex 2*) and written comments have been tabulated (*Annex 3*).

Residents discussing a model of the new nursing home

COMMUNITY INVOLVEMENT - KINGSTON 'LET'S TALK'

On 15 February 2019 a briefing and consultation project was set up at <https://www.kingstonconversations.co.uk/>

Kingston Council website Get Involved We asked, you said, we did Search Sign In Register

Kingston: Let's talk...

Welcome to Kingston: Let's talk. This site will help you find and participate in discussions and consultations that interest you in Kingston. Have your say and take the opportunity to influence decision making on local issues that matter to you.

Have your say on road improvements in your area
Open 15 February 2019

Proposed dementia nursing home - find out more
Open 15 February 2019

Take a look at our open consultations
Open 16 June 2017

Sign up to have your say!

Key dates

22 Feb Dementia home designs submitted for online consultation

Kingston Council website Get Involved We asked, you said, we did Search Sign In Register

Proposed dementia nursing home in Kingston

The Royal Borough of Kingston is proposing to build an 80 bed dementia nursing home in Brown's Road, Surbiton KT5 3SP, on the site of the old Newstead House Care Home. The borough has an increasing number of older residents who need bed-based care towards the end of their lives. Demand is particularly high for services for older people with dementia - there are estimated to be around 1,500 residents in Kingston living with dementia and it is predicted that this number will rise to over 2,100 people by 2027. The home will provide high-quality dementia nursing care for older residents of the borough and make a vital contribution to meeting the rising demand for health and care services in Kingston.

Come and talk to us...

Before the formal planning submission and consultation at the end of February 2019, we wanted to give local residents an early opportunity to find out about the new home, what it will look like and when things are likely to happen.

There will be a display of images of the new home, and you will have an opportunity to ask questions of the team leading the project: Craig Griffin and Emma Bommakani: from Nuvohealth, the council's agents for the project) will be at the drop-in sessions to answer your questions.

Friday 15 February - 10.30am to 12.30pm
Saturday 16 February - 10.30am to 12.30pm
Wednesday 20 February - 5.00pm to 8.00pm

Key dates

22 February 2019 Dementia home designs submitted for planning consultation

11 June 2019 Dementia home planning approval

30 June 2019 Dementia home construction begins (June / July)

01 September 2019 Dementia home independent operating company formed

Residents unable to come to the briefing sessions, and/or wishing to make further comments on the project are able to submit questions via the portal.

One question had been received by 21 February 2019 :

“Can the councils, developers and residents work together to find a solution to parking for residents and the workers at the future dementia home? We would like complete transparency about what Parking will be available on the local roads once this development and South Place is completed. Has there been or will there be a road network study due to the increased density of population and the implications?”

CONTINUING THE CONVERSATION

The Dementia Nursing Home project team (Project Leads; Architects; Construction Partner) are committed to full and open communication with local residents on development of the proposal.

Resident feedback on the proposal has been shared with Berrylands Ward Councillors and the Dementia Nursing Home project team will meet with them in early March 2019 to discuss the best way to respond to residents concerns.

A Member Reference Group chaired by the Director of Adult Social Care with the Cabinet Portfolio Holder for Adult Social Care; the Cabinet Portfolio Holder for Finance; and two other elected Members to provide appropriate Member oversight for development of the overall project. The reference group will meet quarterly from March 2019 for the next two years.

Annex 1

Letter distributed to local residents - 7 February 2019



To residents of Brown's Road, Warwick Grove, South Place and Alpha Road

The New Dementia Nursing Home

Further to the recent letter from Berrylands Councillors about the proposal to build a new Dementia Nursing Home on the site of the former Newent House Care Home, we'd like to invite you to find out more about the Council's proposals at three, informal drop-in sessions in a temporary project room on Warwick Grove (entered through the door at the side of the building - which will be signposted):

Friday 15 February	10.30am to 12.30pm
Saturday 16 February	10.30am to 12.30pm
Wednesday 20 February	5.00pm to 8.00pm

The home will provide high-quality dementia nursing care for older residents of the Borough and make a vital contribution to meeting the rising demand for health and care services in Kingston.

Before the formal planning submission and consultation at the end of February 2019, we wanted to give local residents an early opportunity to find out about the new home, what it will look like and when things are likely to happen.

There will be a display of images of the new home, and you will have an opportunity to ask questions of the team leading the project: Craig Griffin and Emma Bommakanti from Nuovohealth, (the Council's agents for the project) will be at the drop-in sessions to answer your questions.

Questions and comments about the Council's plans can also be emailed to:
dementiahome@kingstonconversation.co.uk

Stephen Taylor

Director, Adult Social Services and Community Housing

Royal Borough of Kingston-upon-Thames, Guildhall, Kingston upon Thames, KT1 1EU

Kingston Dementia Nursing Home 2021 - Community Involvement

150 hand-delivered letters to local homes and businesses
3 Drop-In sessions on-site at Browns Road
8 hours of dialogue
27 residents
2 local businesses
4 Councillors
Kingston Consultation Portal and email for comments

Residents are...

Generally supportive of the scheme but with real concerns about the disruption caused during demolition and construction.

Particularly concerned about the impact on parking and the double impact of the South Place development and KDNH being built at the same time or consecutively.

Note - we are meeting RHP (developers of South Place) on 25 Feb to discuss coordination.

Deliveries, Visitors and Parking once the home is open

- What sort of traffic will there be?
- How many staff will use the parking?
- How will parking on site be allocated?
- Will there be parking for visitors?

Parking and Disruption during Demolition and Construction including concerns about the South Place and KDNH developments happening at the same time

- Parking is a nightmare here - we're not blaming you but the Council has to do something.
- How many parking bays will be suspended?
- We're concerned about the impact of both schemes coming together (South Place and KDNH)
- Will I still have room for customer vehicles and manoeuvring once parking suspensions come in?
- What will the area look like in terms of parking post development of the area?

Environment and Ecological

- We want to save some of the older trees
- Will a local gardening group be able to remove plants from the site before work starts?
- This is an important area for wildlife - what are you doing about that?
- I love the look of the building and particularly like the garden at the front of Brown's Road.

Other

- How high will the building be?
- What is the height of the parapet and what will be going on the roof?
- Will I be overlooked and will the windows in the first floor household affect privacy?
- Have you thought about the gardens - this is a lovely, leafy street.

Annex 3

Written comments from residents at the drop-in sessions on 15, 16, 20 Feb 2019.

Proposed restriction on timing of parking permit needs re-negotiating - it will not serve residents needs

Concern of overlooking and overbearing height of building opposite

Concerned about number of vehicles for servicing etc. on small roads surrounding the site

Parking remains my number 1 concern - the 3 hours we will have with permits will not accommodate 49 staff. We are now concerned about site traffic for 2 large developments

Leave the trees - especially mature cedars on Alpha Road as form a corridor and block visually for Alpha Road

Do not pander to car owners. Great transport links 'round here!

Very very concerned about parking - lots of contractors for two building sites will mean NO parking

Permit parking is causing more issues

There has to be a balance between people working here, living here, and new developments - co-existing. The roads around here aren't big enough.

What are the future development plans for the site which is currently a nursery and a pupil referral unit?

Two new developments ongoing next to each other will mean unbearable traffic chaos over two years

I love the look of the building and particularly like the garden at the front of Brown's Road

What will the area look like in terms of parking post-development of the area?

Can the Council, developers and residents work together to find a solution to parking for residents and workers?