Becket Court, St. John’s Road

The Project Team
Employers Agent - Calford Seadon Architects
Design and Build Contractors - Galliford Try
Value: £708,000

Completion
Start on Site: October 2009
Completion: 29th August 2010

Number of Units and Tenure Mix
Five self contained flats for residents with learning difficulties plus a staff flat. All residents on Assured Tenancies at HCA approved affordable rents.

Overview
West Kent Housing Association was given free land and a grant on a per capita basis to replace outdated and unsuitable accommodation for NHS clients.

The balance of cost is provided by West Kent borrowing.

The new building was purposely designed for six individuals so that they could live independently with support provided 24 hours a day by Lifeways Ltd.

The building is entirely wheelchair accessible and has a lift to the first floor as well as a garden designed to be fully accessible. Two of the flats have specialist baths to meet the needs of the residents and all have the latest technology sensor alarm systems to protect against the danger of accident. The flats are particularly spacious and residents have chosen their own carpets and decoration.

The building has been carefully designed to have an entirely domestic scale when viewed from the street.

Challenges and successes of this project
Partnership working with the PCT and the builder to meet the exacting requirements of this client group has ensured that the original design brief has developed during the construction period and enhanced the outcome.

West Kent committed to meeting the Code for Sustainable Homes Level 3 even though the scheme is not HCA grant funded. In two of the flats this proved not to be possible because of the high water usage generated by the specialist baths. In other respects the building meets the Code due to high levels of structural insulation and photo voltaic panels on the roof to reduce energy use.

In addition to this new project West Kent has also purchased three street properties as part of this NHS Campus Reprovision Programme.

www.westkent.org