



Consultation on the future of Thamesbrook

5 December 2014 to 31 January 2015



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

www.rbkc.gov.uk/thamesbrookconsultation

Thamesbrook is a 56 bed nursing and residential home for elderly people, located in Dovehouse Street in Chelsea. Thamesbrook has been temporarily closed since June 2014 following the discovery of intractable Legionella bacteria in the water system. This led to an unacceptable reduction in care standards for residents at the home. Residents were safely transferred from Thamesbrook and continue to be well looked after in placements in other homes, which the majority of residents have decided to make permanent.

Moving residents from their home is not something that the Council does lightly. It seemed prudent, given the difficulties with the layout of the building and the changing needs of older people, to consider its future whilst it was empty. So, in July 2014 the Council began a review of a wide selection of options for the long-term future of Thamesbrook.

The Council's 'Modernising Older People's Housing and Accommodation with Care Services Strategy' (2013) aims to enhance the wellbeing and independence of older people. It recommends an improvement in the quality, quantity and choice of accommodation with care services for older people in the borough. This includes the provision of extra care housing, which will ultimately reduce the number of residential home placements required in the borough.



What is extra care housing?

Extra care housing is a specialist form of housing for older people. Residents live in their own flats but have access to care and support services on site 24 hours a day, if they need it. This means extra care housing can accommodate people with a range of needs, including those who would otherwise currently be catered for in residential care.

Extra care housing schemes can feature communal spaces for residents, for example activity rooms, a hairdressing salon or restaurant, and could offer properties either for purchase (private) or for rent from the Council or a Housing Association (affordable).

For further information about Thamesbrook, the Council's 'Modernising Older People's Housing and Accommodation with Care Services Strategy' or extra care housing please visit: www.rbkc.gov.uk/thamesbrookconsultation

What options were considered?

We looked at the following four options:

Option 1

- Fully refurbish or rebuild the existing home so it meets current standards.

Option 2

- Permanently close the home, and
- redevelop the site to deliver affordable extra care housing.

Option 3

- Permanently close the home, and
- sell the site for redevelopment as private extra care housing for older people, and
- develop affordable extra care housing at the Council owned site in Lots Road, SW10.

Option 4

- Permanently close the home, and
- sell the site for it to be redeveloped for an alternative use, such as private housing, and
- develop affordable extra care housing at the Council owned site in Lots Road, SW10.

Option 1 would cost in the region of £8.5 to £13.5 million. This option would result in a high quality care home for the borough. However it does not help the Council to achieve its aim of improving the range and quantity of housing with care services available so that older residents can remain in their own home and avoid having to move into an institutionalised residential care setting. Option 1 has therefore been discounted.

Option 2 would cost approximately £20 million to build and provide around 55 affordable extra care units on the existing Thamesbrook site.

Option 3 would create a private extra care housing scheme with properties available to buy. The proceeds of the sale would help the Council to develop affordable older people's extra care housing in the borough, both 55 units at Lots Road in Chelsea and elsewhere. The estimated cost of developing the affordable extra care units on the Council owned site at Lots Road is approximately £20 million.

Option 4 would also help the Council to develop extra care housing at Lots Road and potentially elsewhere in the borough but would not provide any extra care units available to buy.

The Council believes that Option 3 would be the best way forward. It offers an opportunity to maximise the amount of extra care housing in the south of the borough. It would provide at least 100 units of extra care housing to buy or for affordable rent, as well as generating funds to help pay for further units in future.

This option would involve the permanent closure of the home. Whilst an extra care housing scheme at Lots Road is developed, the Council would continue to purchase high quality nursing and residential care placements in the independent and voluntary sector – including 20 new nursing beds the Council is developing at Ellesmere House in Chelsea.

However, the Council's Cabinet wants to hear your views before making a final decision on the future of Thamesbrook. The results of this consultation will be included in a report to the Council's Cabinet in March 2015.

How to give us your views

We would be grateful if you could take the time to complete the enclosed questionnaire and return it in the pre-paid envelope provided. Alternatively, you can complete the questionnaire online at www.rbkc.gov.uk/thamesbrookconsultation.

The consultation will close on **31 January 2015**.

You can also write to us at the following address with any additional comments:

Thamesbrook Consultation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Or email:

ThamesbrookConsultation@rbkc.gov.uk

We will also be consulting individually with former relatives and residents who wish to be involved. We will provide independent advocacy support to those who need it and don't have family or friends who are able to advocate on their behalf.

Information from this document can be made available in alternative formats and in different languages. Please contact Social Services Line on **020 7361 3013** or email socialservices@rbkc.gov.uk