

Title	Supported Living Housing Assessment Tool Report
Scheme name	Kirkfield Mews
Author	Phil Mitchell Performance Officer LD Commissioning
Date	18/7/22

1.0 Background, Overview and Location

Kirkfield Mews is a large Supported Living cluster project which, at the time of this visit, provides 18 total bed spaces. The scheme is comprised of nine, 2-bed flats with high levels of shared support plus waking night provision.

This property is a recently built Supported Living project built within the last 10 years to a very high specification. All flats are located on a single site, off-set from the main road with local shops, stores, and basic amenities located nearby. This accommodation is located within the Lowedges area of Sheffield. Each flat has its own entrance and is accessed via encrypted, electronic key cards. There is space for on-road parking and a small drive to the front of some of the houses.

This accommodation is owned by Simpson Lyons (Kirkfield Mews) Ltd, Managed by SLE Housing Limited and Kingfield Support Limited (KSL) provide the care and support.

Presently there are 3 vacant rooms. One room is currently unable to be let due to the complicated needs of one of the other residents. Each 2-bed flat contains a Communal living space, kitchen, breakfast bar/dining area as well as a very large, shared bathroom. The ground floor flats benefit from access to the large gardens to the rear.

Public transport links are good, however the property is not particularly close to the city centre or Meadowhall Shopping Centre.

Relationships with neighbours are very positive with no targeted, anti-social behaviour. The senior staff who facilitated this visit informed assessors of a specific example of this - local residents offered help in the past during power cuts.

The area is relatively quiet and peaceful and there is plenty of greenspace of varying size nearby. The property feels safe and secure



2.0 The Assessment

A visit took place on 14/7/22 and this assessment was conducted by:

Philip Mitchell - Performance Officer, LD Commissioning Team

Lilly Hoyland – Commissioning Officer, LD Commissioning Team

Assessors met virtually, following the visit to discuss their findings and moderate scores.

The property was assessed against 40 individual criteria, grouped under 5 high level areas (as outlined below). Scoring benchmarks have been set at 66% of available scores at both individual criteria level and for the 5 high level areas. The benchmark threshold has been set in line with Commercial Services procurement criteria.

A summary of this Housing Assessment score is included below

Criteria	Max Score	Benchmark Score	Moderated Score
Relationships – contractual, tenancy or other	9	6	8
Void management	12	8	12
Location of the property	12	8	9
Property design	54	36	49
Property condition	36	24	36
Total	123	82	114

3.0 Summary of Findings

Relationships – contractual, tenancy or other

- The property is owned by Simpson Lyons Estates (Kirkfield Mews Limited and managed by SLE Housing with Kingfield Support Limited as the attached Supported Living provider
- SLE are responsible for repairs to all aspects of the property, for white goods maintenance/replacement, for communal area furniture and decoration and for garden upkeep
- Decoration to their bedrooms and any furniture required must be paid for and sourced by the residents/families
- Decoration and furniture in the communal spaces is provided by SLE
- Residents should not be required to pay additional costs towards the upkeep of the property or for any repairs, beyond the cost of their weekly rent.
- The staff present at the property reported good relationships with all involved and there are no issues of any kind in terms of owner, housing provider and care provider relationships
- A repair log is kept and used regularly. There are some very minor repairs that require attention, but these are mainly isolated to the current vacant flats
- There are no areas of concern

Void management

- There are multiple vacancies at Kirkfield Mews
- All these vacancies are currently on hold for accommodation referrals which have been sourced from the Commissioning Team
- The oldest of these vacancies is believed to be approximately 43 weeks old
- One vacancy is working towards a successful move and should be filled imminently
- The Brokerage Team/Kingfield have just recently filled a vacancy at this address

- There is one vacancy which is currently unable to be filled due to the challenging needs of the other person in the flat. It is believed that this person may eventually move out which would free up a 2-bed flat
- Current vacancies are on both the ground and first floor
- Referrals are regularly matched to all vacancies at Kirkfield Mews. According to brokerage records, reasons why these have been rejected tend to be due to needs, lack of compatibility or issues with the location
- Age of residents vary. Currently the youngest tenant is 21 and the oldest is 58 years old
- The property is fully wheelchair accessible and benefits from lifts to the first floor

Fire Regulations

- There are very detailed PEEP plans for each resident that are stored in the flats. Assessors were also shown electronic versions of these. PEEPS were easily accessible
- Assessors were impressed with the organisation of these, and the level of detail included
- There are no other providers present at the property so there are no additional fire risks or considerations in this respect
- Carers carry out fire drills regularly and a record is kept of these
- All fire alarms, and smoke detectors are in working order and means of escape appear safe and appropriate.
- None of the residents pose significant fire risks, and most can exit the building independently
- There are no fire related concerns at this property

Property design and Condition

- The property is a large, new-build cluster project designed specifically for Supported Living accommodation
- There are 18 current bedspaces, spread over the ground and first floor.
- This property and the rooms within have been built to a very high standard and are among the highest specification of Supported Living housing that the council currently has access to
- Assessors on the visit were extremely impressed with every aspect of this accommodation and the level of thought and attention that had gone into it both from an internal and external perspective
- Since this project is still relatively new (built within the last 10 years) and due to Kingfield's innovative approach to design and repairs, there are virtually no outstanding issues or concerns in terms of property condition
- Aspects that warrant special mention include: The high standard of durable wallpaper used, the lowered work surfaces in the kitchen, the general high-quality finish of both bathrooms and kitchen, the exceptionally high standard of the rear gardens and the quick response to any damage or issues caused by resident behaviour
- One resident has exhibited extremely challenging behaviour which has resulted in numerous attempts to damage walls, ceilings, and internal flat decoration. Kingfield have managed these behaviours admirably, and worked with the resident to mitigate this as well as facilitate a possible move to another Supported Living development
- The shared living rooms are ample, well decorated and very modern
- Living room, dining area and kitchen are of an open plan configuration
- There is no usable front garden however, every effort has been made to ensure the front of the property is attractive through the use of decorative plants and bushes as well as small grassed and pebbled areas

- Each pair of flats has access to a large rear garden
- These are also maintained to a very high standard and are clearly used regularly
- The upstairs is accessed via stairs or lift
- All doorframes and corridors are widened for wheelchair use
- Access to the property and some internal doors is managed via electronic access passes that staff and residents have copies of. This helps to ensure a very safe and secure environment
- There are already multiple adaptations in place at property including wheelchair accessible corridors, lowered work surfaces and large bathrooms. It is unclear if there is scope for any further alterations, however the ground floor flats are suitable for track and hoist and in some cases this is already in place
- The residents' bedrooms are of a very good size and are fit for purpose. There is enough space in these rooms for residents to live comfortably and perhaps entertain guests
- Kitchens are of a good size and built to a high specification. The white goods and large appliances are built-in and are also of a very high standard
- Dining space consists of a breakfast bar style lowered work surface that is connected to the kitchen and includes seating
- Location, size, and quality of design means that the property benefits from excellent natural light throughout
- There are no obvious heating/insulation issues
- Internal decoration is devoid of speckles, shiny surfaces, or complex patterns. Paint and wallpaper choices also follow a simple and clear colour scheme. This means that the property manages to look aesthetically pleasing whilst also being in line with basic dementia standards.
- Flooring throughout the property is excellent – even in bathrooms where care has been taken to install ventilation technology that reduces mould and mildew build up
- There is no obvious damage or repairs required to the external parts of the property – The architect of the property informed us that this would not be required for at least another 4-5 years
- The roof, guttering and pointing appears to be of a high standard
- There was a high level of cleanliness and hygiene throughout the entire property – staff attend to the general upkeep of the living spaces to a very high standard

Bedrooms

- All flats and the bedrooms within are identical to one another and built to a single specification
- For this reason, assessors were not required to visit each flat and see every bedroom
- Assessors viewed only the vacant 2-bed flat to get an understanding of bedroom layout and size
- The bedrooms at Kirkfield Mews are of a very generous size
- There are no fitted wardrobes or storage units
- Residents are required to provide their own bedroom furniture
- There are two, good-sized storage cupboards in the main hallways of each property
- Bedrooms benefit from good views and natural light
- The bedrooms can be personalised and decorated to taste
- Bedrooms are free from trip hazards and quality of flooring is good
- No other concerns re: signs of damp, mould, or general disrepair

Living rooms

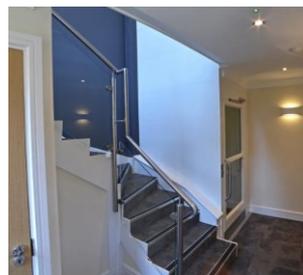
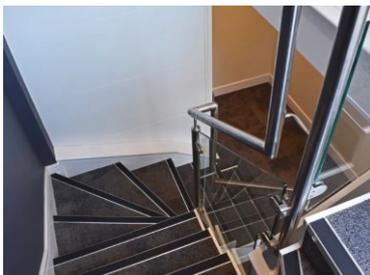
- The living rooms are of an adequate size
- Living rooms in the downstairs flats open onto the beautiful rear gardens
- Living rooms in the upstairs flats overlook the same gardens
- Furniture and decoration are of a very high standard

- The living rooms include large sofas, armchairs and a large wall mounted TV
- There are also other attractive soft furnishing and ornaments in the living space which contribute to a feeling of quality and homeliness
- The living room is carpeted and is in good condition
- There are no outstanding repair issues to the living rooms
- The level of natural light on the visit was very good



Hallways and corridors

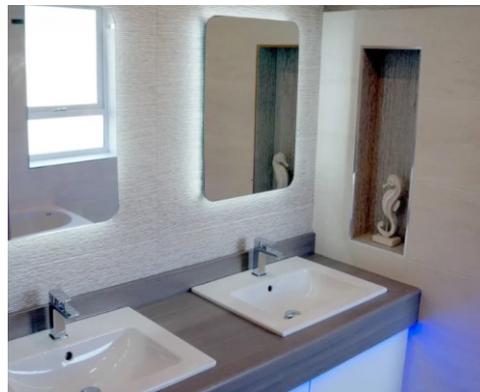
- Hallways and corridors are all designed to be wheelchair accessible
- Flats are accessed either via a short corridor leading to staircases or via the lifts that are present in every property
- Each property contains a single, short corridor
- Decoration is of a good quality and meets dementia standards
- Walls are magnolia and flooring is laminate
- The laminate is one colour/design from the corridor to the kitchen
- In the vacant flat that was viewed, there was some damage to the corridors caused by wheelchair impacts - assessors were informed that scratch guards should have been added to the corners of walls along the corridors. It was unclear if this damage is also present in the other flats
- Natural light here is quite good
- The layout is not complex in nature or difficult to navigate



Bathrooms

- Each property has a single, large, shared shower room and toilet
- There was no bath installed in the flat that was seen on the visit, however assessors were informed that there was room for one if needed – Some of the flats do have Baths fitted
- The bathrooms have been completed to an exceptionally high standard.
- They are tiled throughout and contain dual wash basins, toilet, and large shower
- Handleless bathroom cabinets are illuminated via LED lights as are the mirrors above the wash basins
- The shower themselves are of a very high standard. There are extra large to accommodate those with limited physical mobility and include grab rails
- There are also large 'rainmaker' shower heads fitted over each shower cubicle

- There are no signs of damage, mould, or mildew of any kind
- The quality of bathrooms is a true highlight of the property and far exceeds the standards of most other Supported Living properties viewed by the commissioning team during this housing assessment cycle
- No outstanding repairs or issues of any kind



Garden/outside areas

- Each 'house' at Kirkfield Mews has access to a large and extremely well-maintained rear garden
- The garden area includes a patio, large, grassed area, plant beds and decorative pebbled areas
- The gardens are completely flat, very accessible and there are no trip hazards or paving issues regarding the patios or flag stones
- Gardens are clearly well used, and this was evident during the visit
- There is good quality outdoor furnishings and seating available
- The area that these gardens back onto, belongs to Kingfield, but is still under development and as such represents somewhat of an eyesore – however this is temporary and does not detract from the quality of the outdoor spaces
- Some of the gardens have good quality outdoor storage
- Managers showed assessors a large outdoor shed that one of the residents has purchased which he uses regularly as a summer house/'man cave'





Kitchen/Dining area

- Kitchens are of a very good size
- The large appliances are very modern, and built-in
- The specification of the kitchen area is generally very high
- There is ample room for multiple people to use the kitchen simultaneously
- The quality of kitchen cabinets and work surfaces is very good
- Decorated in a single style and colour scheme, the kitchens meet basic dementia standards
- Provider and managers are very keen to maintain standards in the kitchen areas to the point where they have replaced damaged kitchen cupboard handles with handles from the staff kitchen
- There are no other outstanding issues, repairs, or concerns of any kind



Recommendations

- Assessors were extremely impressed by the overall quality and standards at Kirkfield Mews
- There are no outstanding issues, repairs, or concerns of any kind at the property
- This is not only due to the fact that Kirkfield is a relatively new build, but also because it has been designed and built to a very high specification above and beyond the levels seen at the majority of Supported Living sites in the city
- Other than ensuring that vacated flats are redecorated where necessary for new residents, there are no recommendations that we can make regarding this property

Supporting evidence

[Photos](#)