

Warwick District Council Proposed Development Review Forum

Notes of Review Forum of 20 September 2011 into proposals for Close Care Retirement Community Development at Warwick Gates

Introductions made by Gary Stephens (Development Manager) followed by a presentation by Keith Cockell, Chairman of English Care Villages Ltd and Jonathon Rainey from Pegasus Planning. A copy of the presentation is available separately.

Question and Answer Session

Summary of questions from Councillors/ attendees and answers from English Care Villages Ltd:

Question: How many parking spaces will be provided? (Cllr Bromley)

Answer: We have the experience of running five similar homes. Parking spaces are not provided as a matter of course; they are let on a licence. If a resident has a car they are entitled to a space. If not, they are not. Parking requirements tend to reduce over time as the average age of residents increases.

Question: How much will one of these apartments cost and what happens if a resident dies? (Cllr Mellor)

Answer: The apartments are sold at a competitive price based on market demand and values are based on floor area relative to property values in the area. Unable to answer with specific figures, only that they will be priced at open market values. Meals are subsidised. Assisted living units are sold on a 125 year lease. When an individual dies the unit is put up for sale at the open market value. English Care Villages Ltd can choose to buy back the units, refurbish them and then sell them on. The family receive the market value of the unit when it is sold.

Question: Where is the development to go? (Cllr Mellor)

Answer: On the area of land in front of the Gallagher offices.

Question: Are you going to build a 3 storey building in front of 2 storey houses? (Cllr Mellor)

Answer: The properties that will face the houses will be 2 storeys. It will be 3 storeys in the middle of the development.

Question: How many people would be employed at the development? (Cllr Dean)

Answer: 45 full time equivalent, 40 part-time, largely carers, registered nurses, cooks, cleaners, drivers, etc.

Question: (Directed to Gary Stephens). Planning permission has been granted for employment use. Were we to grant planning permission, is there a design guide for the type of building that would be allowed for an employment use on the site? (Cllr Illingworth)

Answer: The Council have prepared a Development Brief for the site which would provide context and parameters to guide any future proposal. It would be likely to be something similar to the existing Gallagher office building.

Question: How many of the units will be 'Affordable Housing' and will the Council get a new homes bonus for this development? (Cllr Doody).

Answer: We need to make the scheme work and will entertain discussions regarding affordable housing with Planning Officers but will not get hung up on 40% figures. You are not going to get 40% affordable housing. Our position is that this is a C2 use, but are in discussions with Officers on this matter. Some of the development would attract Council Tax and therefore there will be an entitlement to the new homes bonus for this element of the development.

Question: Will you be making off-site contributions? (Cllr Caborn)

Answer: We will pay reasonable contributions (e.g. highways) as per legislation.

Question: Prices of £300k - £350k were quoted for units in 2006. Why did the previous proposal for this site fail in 2006? (Cllr Smart).

Answer: That application was withdrawn. The scheme will not work if people cannot afford the units. The units will range between £100k and £350k. The value of the units will relate to the value of the properties that will be sold by prospective residents. There are wealthy people in this District.

Question: What will be the average age of people moving in? What percentage will be renting and what percentage will be buying? (Cllr Kinson).

Answer: The average age for assisted living is 79. The average age for close care is 89. Rental units will be provided as part of the scheme.

Question: **How do you deal with couples where only one needs care? (Cllr Illingworth).**

Answer: One could go into one part of the complex and one in another or both could remain together. The model is all about flexibility and choice.

Question: **How many dementia patients are there likely to be? Do they have to pay for extra care? (Cllr Bromley)**

Answer: One twelve bedroom unit would be allocated for dementia patients. The model is about creating an environment to enable people to do as much for themselves as they can. Care can build up as and when required. Care is delivered flexibly when one requires it. Payment would have to be made for dementia level of care.

Question: **You have stated that the development will not include a spa or swimming pool because it will be sited next to the existing Nuffield Health unit which has these facilities. How will the residents be able to afford this? (Cllr Mellor)**

Answer: The previous proposal in 2006 was for a much larger development area. The current proposal is now squeezed into a much smaller site and therefore these facilities are unable to be accommodated.

End

Development Manager
Warwick District Council
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