

**Date:** 2 March 2017

**Title:** Report Item 6 – Sheltered Housing Update

**By:** Cllr Ian Haydock

**Purpose of Report:** To update Councillors on progress of the Working Party

**Recommendations:** For the PC to support the latest conclusions

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### **How we got started:**

In 2016 at the October pcm Rob Page spoke in the public session of the need within ED&F for smaller properties so that villagers can downsize once their existing property/garden becomes too much to cope with, but still be able to remain within the village setting.

A working group was set up consisting of Rob Page, Maureen Honey, John Wilton (Wealden), Phill Hill (PC) and Ian Haydock (PC) with Tom Maxwell joining later. The group had/has an open mind as to what is supplied, i.e. independent living, assisted living, dementia care or a mixture.

### **The figures (age group and property):**

Census figures show that the average age within ED&F is higher than that of East Sussex as a whole. 39% are aged 65 and over against 23%.

Given this age group and using national ratio figures, 45 people within ED&F will have dementia. Because of little or no restriction on enlarging properties in years prior to the implementation of the ED&F Village Design Statement (which is now part of the planning process when the SDNP look at a planning application) figures gathered by Community First Responders show that of approx. 760 dwellings only 16 have complete accommodation on the ground floor, though a further 23 may do.

### **Contacts made:**

We have been in contact with Wealden DC who are aware of the need for the ability for residents to downsize. In their communications reference is made to cost and refer to 1- and 2-bed apartment blocks. The contact at Wealden has left, a meeting with the Wealden Housing company could be set up for April when a new person arrives.

A meeting took place with BUPA (owners of The Grange residential home) which proved very useful. They would not be prepared to supply dementia care but would look at assisted living (visiting care provision for dressing, bathing etc., limited kitchen facilities with communal dining). Subject to planning consent this could be in the form of a 2-storey building on their car park to the rear of the village hall consisting of 1-bed units. They are currently looking at the figures and

viability of this and will come back to us. The independent living provided by BUPA comes under Richmond Homes, this would require a large site for 30+ units, restaurant and spa, providing a village within the village. Not what is required or possible given the acreage of land required for such an undertaking.

We have spoken with The Thomas Scanlan Trust (Maureen Honey being a former Trustee), an independent charitable trust who supply 1 and 2 bedroom bungalows on land they have purchased freehold (they will not lease land) for people wishing to downsize. No on-site help is offered but a lifeline service is provided. The bungalows have a shower/wet room, a small private rear garden and a shared communal garden with maintenance included. All exterior maintenance is supplied as is boiler servicing, window cleaning and building insurance, smoke alarms, etc. Most have their own parking. A scheme manager is a phone call away for any problems that arise. A monthly service charge applies. Properties can be purchased by a 125 year lease, when vacating for whatever reason the Trust must have the opportunity to find a new occupant from their waiting list. 5% of the sale price goes to the Trust. This helps to fund new projects. Properties can also be purchased via a Lifetime lease (discount scheme), this uses Government actuarial tables on life expectancy, whereby purchase prices are reduced using discount valuations. The value reduces by 1/10<sup>th</sup> per annum until there is no return to the purchaser. After vacation, for whatever reason, the property reverts to the trust. The Thomas Scanlan Trust are happy with small sites that may only take 4 bungalows, or larger sites for 6-8.

A meeting is pending with the Barchester Group who supply properties to downsize into, assisted living and full care, including dementia care.

**Interest:**

Since the inception of the working group we have spoken with residents attending the monthly coffee morning and others in general and we have received an enthusiastic response to the idea. We hope to have more information by the time of the annual village meeting in May when the project will, we hope, be further forward and on the agenda.

**Location:**

The site(s) should be within easy distance of local amenities, shop, doctors, bus routes. This rules out Friston. We have spoken with Mr Davies-Gilbert who is considering the matter, but if a member of the public has a site which they would be prepared to sell for a project which would be of such a value to the community please contact the Parish Clerk, or a Parish Councillor.

**Conclusion:**

Whilst still gathering information the working party is tending to support the model operated by the Scanlon Trust whereby land is owned by the service provider who offers, on a leasehold basis, small sites (say 4-8 units) with no on-site living assistance (except for building/site maintenance). It is noted that available land may be a limiting factor.