

Tattenhall & District Parish Council Informal Meeting

Held 20th January 2022 via Zoom.

PRESENT

Councillors

Chairman – I. Keeping

J. Bailey P. Black S. Chapman D. Haynes S. Hornby

P. Kerr J. Kershaw N. Matthews A. Scarratt

Clerk – Ann Wright

Public – 13

MEETING FORMAT

It was noted that due to covid rates it had been agreed to hold this virtual meeting to discuss the following agenda items and make recommendations, to give those an opportunity to speak who would not attend a face-to-face meeting and also to reduce numbers at that meeting.

The Parish Council will then meet formally on Monday 31st January at the Barbour Institute (Boys Room) to ratify these recommendations.

Both meetings will be open to the Public.

APOLOGIES

L. Jones – Family commitment

L. White – family commitment.

DECLARATION OF INTERESTS

No interests were declared.

CO-OPTION

It was agreed this matter would be dealt with at the meeting on the 31st, both candidates introduced themselves.

PUBLIC PARTICIPATION

Bolesworth Estate

Vicki Ball introduced herself and explained that she hoped to attend future meetings so the Estate was involved with community projects and could provide support where possible.

Transition Tattenhall

It was confirmed the Council had agreed to appoint a representative to the Glebe meadow and Barnfields working group but required a formal meeting to confirm the decision.

It was noted that they were interested in hiring the Community Room and were interested in the outcome of that decision.

It was noted the Orchard planting was scheduled for the 24th February being a weekday it was not this would not be convenient for those who worked, it was reported this date had been driven by CW&C who are providing the trees and support.

The next Transition Tattenhall report will be circulated soon.

They are also planning to hold a 'Mini Meadows' project in July which they hoped would not clash with other events.

Portico Site

It was noted that the site is now surrounded by black fencing, and it was raised if Bolesworth Estate are not due to start the project soon could the site be put to better use by the Parish Council or Transition Tattenhall noting the site ad planning permission for a

number for cottages but was now an eyesore in a prominent position at an entrance to Tattenhall.

Vicki Ball agreed to look into this matter and provide a response.

Youth Council & Youth Shelter

A resident confirmed that she had volunteered to get involved with the Youth Council as someone who had worked as a youth and community worker for a number of years. She was keen to get involved with the youth shelter which she stated looked terrible.

She voiced concerns that the Youth Council was supposed to represent the wider youth of the village and the youth shelter arts project should go ahead and not be cancelled as members of the Youth Council do not use the shelter.

She stated the project would improve the aesthetics of the shelter, would encourage young people's participation and also had been promoted on the Youth Council's Instagram.

She confirmed she was still happy to volunteer her time to the project.

Gifford Lea Development

Residents raised concerns about the proposed phase 4 Gifford Lea development noting the detrimental impact the development has had on residents in that area to date with noise and disturbance.

It was stated when the project was first discussed with Bolesworth Estate the project only ever included 3 phases and a fourth phase was seen as a step too far.

It was reported the resident had submitted two responses to the consultation before Christmas and had received no response or acknowledgement.

It was noted no planning application had been received to date and it was agreed the Clerk would follow up questions raised at the meeting which had not yet been responded to.

It was noted that a Phase 5 had been raised at the meeting with the developer who had advised that the Bolesworth Estate has raised possible further development of that land. Vicki Ball agreed to provide feedback on this.

Planning Application 21/04550/FUL Yew Tree Farm

A resident confirmed that he had submitted objections to this application which had been circulated to the Parish Council. It was reported that land had already been converted into a temporary caravan site which had resulted in hardcore being laid which was not shown on the application. This temporary site had resulted in nuisance including rubbish being thrown onto neighbouring land.

MINUTES

No concerns were raised, to be agreed at January meeting.

Recommendation – That the minutes of the 1st November 2021 and note the notes of the informal meeting held 6th December 2021, page 7 of the notes be approved.

YOUTH COUNCIL

It was clarified that the funding for the spinney Arts Project had been applied for by the Parish Council while the Youth Shelter grant had been applied for by the Youth Council.

It was recognised that the Youth Council needs to grow and become more representative of the young people of the village as a whole and that there needed to be a wider discussion with young people about the Youth Shelter.

PLANNING

1) Planning Register

Councillors noted the planning register as circulated.

21/04862/FUL – Single Storey rear extension – 47 Rean Meadow, Tattenhall, CH3 9PU.
No objection.

2) Planning Applications

No further applications received.

3) Gifford Lea Phase 4

Councillors noted the notes of the meeting held on the 4th December, to date no application has been received.

4) Lead Planning Councillors

Cllrs Bailey and Matthews leading on planning until the February.

PUBLIC RIGHTS OF WAY (PROW)

It was noted that CW&C had still not undertaken the works to repair the bridge on the footpath from Chester Road, which was first reported in June 2021, the matter has been raised with CW&C who have confirmed it is a priority.

GLEBE MEADOW & BARNFIELDS

Recommendation – That a representative of Transition Tattenhall joins the Glebe Meadow and Barnfields working group.

FLOODING & SEEPAGE

Councillors noted the letter received from CW&C.

It was noted that the sandbags had now been delivered and were at the rear of the Barbour Institute, it was agreed to contact residents at risk from flooding to encourage them to store the bags for use in an emergency and find a more suitable location for any remaining bags to be stored.

COMMUNITY ROOM

Recommendation – That the Parish Council writes to CW&C Cllr Mike Jones to seek progress on this matter.

ORCHARD UPDATE

It was noted the orchard planting will take place on Thursday 24th February, 10.30 until 2.30 with a lunch break 12.30 until 1pm.

Recommendation – To organise refreshments for the event to be offered to volunteers.

ALLOTMENTS FEES

Recommendation – That rents are frozen for 2022-2023:

Full Plot £54.00 Concession £32.40

Half Plot £32.40 Concession £22.20

BUDGET & PRECEPT

Recommendation – That the council agree the following budget which will be subject to review throughout the year.

Item	Budget Code	Suggested 2022-2023 Budget
Salary (Clerk & Watering) & NI	SC1 & SC2	14,500

Admin Clerk's Expenses Audit Fee Payroll insurance Photocopying & Printing Stationery Legal & Professional Website Chairman's Allowance		3,000
Garage Rental Room Hire (inc Refreshments)		1,750
Maintenance 1& 2 - General inc Play Area Maintenance & Inspections Grounds Maintenance Rent (£1)		11,500
Maintenance 3 - Land Glebe Meadow Maintenance Glebe Meadow Water		1,500
Spinney & Trees		5000.00
Allotments		300
Community Events & Pride Community Events Electricity - Trees & Lighting Xmas Decorations & Events Community Pride		6,000
CLT		2,000
Grants & Donations Parish News Donations Church Yard Maintenance Poppy Wreath Millfield Mowing Clock Maintenance Community Funding		8,000
Neighbourhood Plan		500
Projects - Newton-By-Tattenhall Speed Limit		4000.00
Projects - Christmas Lights		8000.00
Projects - Unidentified		5,000
Visitor and Business Improvement		2,000
Total		73,050

Recommendation – That the council agree a precept of £59,973, band D rate 51.80 and increase of £1.99 per band D for the year.

ACCOUNTS & PAYMENTS

1) Half-Year Internal Audit Comments

The internal auditor had made three comments:

1. Payments for Annual Contracts. Endeavour to place a copy of the Annual Agreement/Invoice in the Binder to confirm payment amounts and VAT status.
2. Perhaps amend Bank Statement production to month end?
3. List all Payments under the Finance Section of the Minutes, irrespective of whether referred to elsewhere.

2) 3rd Quarter End Accounts & Payments

Recommendation – That the council approve the accounts and payments and bank reconciliation as circulated for the 3rd Quarter end, including:

Horticon Ltd	Spinney Invoice 1 (test)	705.67
Horticon Ltd	Spinney Invoice 2	34000.00
Lights4Fun	Christmas Lights	365.04
A. Wright	Reim. - Plaque	40.68
Barbour Institute	room Hire - Oct	22.67
A. Wright	Reim. - Xmas Batteries	43.49
Poppy Appeal	Wreath & Streetlight Poppies	110.00
PJH Outdoor Solutions	Streetlight Planter Removal	60.00
MPS	Play Area Inspection	90.00
Nest	Pension contribution	55.99
HMRC	PAYE/NI	113.52
A. Wright	Salary	935.36
PJH Outdoor Solutions	Bus Shelter & Lights Up	480.00
L. White	Reim. - Xmas	40.29
A. Mcgrath	Reim. - Xmas & Plants	172.17
A. Wright	Reim. - Xmas	132.27
A. Wright	Reim. - Microsoft Subscription	59.99
Barbour Institute	Room Hire - NOV & Licence	129.35
PJH Outdoor Solutions	Tree Removal Spinney	180.00
Nest	Pension contribution	83.85

3) Accounts & Payments

Recommendation – That the council approve the accounts and payments and bank reconciliation as circulated:

A. Wright	Salary	1097.31
HMRC	NI/AYE	229.67
Shires	Payroll - Sept, Oct & Nov	54.00
PJH Outdoor Solutions	Xmas & MM Posts	750.00
Amenity Tree Care	Tree Works	510.00
Sanctuary Housing	Garage Rental	50.40
SSE	Memorial Power	10.73
A. Wright	Reim. SLCC Membership	102.96
Tarporley Parish Council	NALC Training	17.92
Horticon Ltd	Spinney Works invoice 2	18,490.45

DEDICATION OF BENCH

Recommendation – That a bench in the Spinney to be dedicated to Cllr Georgina Blackhurst.

ARTS PROJECT

The Clerk reported the Council had been successful in obtain a grant for £4,700

SAFEGUARDING POLICY

Recommendation – That Council agree the Safeguarding Policy as circulated and that Cllr Paul Kerr be the Safeguarding Officer.

FUTURE MEETINGS

Recommendation – That the Council does not meet in February and returns to normal meeting date on Monday 7th March.

Recommendation – That the May meeting be held on Tuesday 3rd May due to the bank holiday subject to room availability.

The meeting closed at 9.17pm..

Ann Wright 21/01/2022

Next scheduled Parish Council Meeting

Monday 31st January 2022
Boys Room, Barbour Institute.

Monday 7th March 2022
Billiards Room, Barbour Institute.

Tattenhall & District Parish Council Informal Meeting Held 6th December 2021 via Zoom.

PRESENT

Councillors

Chairman – I. Keeping

J. Bailey	P. Black	S. Chapman	D. Haynes	S.
Hornby				

P. Kerr	J. Kershaw	N. Matthews	L. White
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Clerk – Ann Wright

It was noted it had been agreed to meet informally on Zoom following changes to Covid guidance and the lack of urgent business to attend to. It was noted that as this was not a Parish Council meeting that no formal decisions could be made but updates and discussion could take place and that notes would be taken and published.

APOLOGIES

A. Scarratt

Co-Option

Deferred to January meeting, both candidates informed. Further applications will be accepted.

MINUTES

To be agreed at January meeting.

PLANNING

1) Planning Register

To be noted at January meeting.

2) Planning Applications

It was noted the Clerk has delegated authority to submit observations for planning applications in consultation with Councillors.

21/04726/CAT - Leylandii (T1) – Reduce size by approximately ½. Copper Beech (T2) reduce crown size by approximately 30%. Hazel (T3) reduce crown size by ½. - Castle View, High Street, Tattenhall, CH3 9PX.

No objection.

21/03758/FUL - Single storey rear extension & outbuilding to rear garden with link – 5 Smithfields, Tattenhall, CH3 9RG.

The Parish Council strongly objects to this application on the following grounds:

The application is contrary to a number of policies as described in the House Extensions and Domestic Outbuildings SPD, it includes a flat roof and almost completely covers the rear garden of the property.

The proposed extension and outbuilding is more than double the size of the existing property's footprint.

The extension and outbuilding is not in-keeping with the area and is therefore contrary to the Village Design Statement.

The extension and outbuilding do not have the necessary drainage to accommodate the increased surface area water/rain runoff and will have a detrimental impact on the drainage of the surrounding properties gardens.

3) Lead Planning Councillors

Cllrs Hornby and Keeping leading on planning until the January meeting.

Glebe Meadow & Barnfields

1) Management Plan Update

It was noted the Clerk had requested quotes from several companies include CES but had not received any responses to date. She had also contacted CW&C for a quote, and the Green Infrastructure Team leader had offered to come out to site and have a look around. He confirmed CW&C could provide an extended phase 1 ecological survey to determine the current ecological value and characteristics of the site and that any survey work will have to be carried out in April/May onwards, as many species are hard to identify, hibernating or just won't be around again until late spring/early summer.

He stated that CW&C would be happy to provide advice or a formal report with recommendations for management (management plan) and may be able to look at whether Biodiversity Net Gain funds could be directed towards the site to help with management over the next 30yrs, if the site is suitable for habitat enhancement and this fits with what you wish to use it for (as a community).

It was noted the Clerk had requested some dates for the initial visit.

In terms of ownership of Barnfields it was noted that the Sanctuary Housing Association are the Freehold Registered Proprietors (CH471755) and Tattenhall & District Parish Council are the Leasehold Registered Proprietors (CH449253) of the land in question, for a term of 999 years from 13 August 1999.

2) Transition Tattenhall Membership of Working Group.

It was agreed that a representative of Transition Tattenhall should be invited to join the working group.

Flooding & Seepage

Councillors noted the paperwork and information which had been circulated including the Interim Section 19 Report, it was agreed to write to the relevant agencies regarding the findings of the interim report and seek assurances that prompt action will be taken.

Sandbags

It was reported that CW&C has offered the Parish Council 700 sandbags free of charge for use by the Community in an emergency. The Clerk confirmed she had contacted a representative of First Port (Old Mill Place Management Company) to see if they could store the bags, they had confirmed they do not have the internal space to do so but had suggested they be stored on the car park area which had been rejected by one of the businesses.

It was suggested the bags could be stored on pallets on the no parking area which was used by the tanker to fill from the borehole which has now been capped.

COMMUNITY ROOM

It was reported that letters had been sent to CW&C and Mike Jones as instructed at the November meeting. The initial response from CW&C was to look for the funding for the alarm and door through community funding streams.

CW&C Cllr Mike Jones has clarified to the officer the source of the £220k which went towards the Community Building and that the building should have been designed to be used by the community and suggested a motion to CW&C full Council meeting to carryout a review of the situation.

A further response had been received from CW&C stating the school had confirmed the community room was available to use for the Youth Club pop-up sessions and the school had confirmed the intruder alarm issue can be overcome by the use of a nominated keyholder.

A response will be considered at the January Parish Council meeting.

Allotments Fees

It was agreed to freeze rents for 2022-2023 and confirm this at the Council's January meeting.

ACCOUNTS & PAYMENTS

It was noted the Clerk has delegated authority to make payments once approved by 2 cheque signatories.

The accounts and payments will be considered formally at the January meeting.

SPINNEY PROJECT

Signage

The Clerk will speak to the CW&C regarding signage and forward their recommendation to Councillors.

Arts Project

It was reported the Spinney Arts workshops are scheduled for the 20th December. The Group managing the funding had suggested the Council applies for a further grant of up to £5k for further art workshops. The clerk will submit an application.

Dedication of Bench

It was reported Mr. Blackhurst had confirmed he was happy for a bench in the Spinney to be dedicated to Cllr Georgina Blackhurst.

January Meeting

The next meeting will be on Tuesday 4th January due to the Bank holiday.

The meeting closed at 8.40pm.

Ann Wright 07/12/2021

Next scheduled Parish Council Meeting

Tuesday 4th January 2022
Billiard Room, Barbour Institute

**Informal meeting to discuss Proposed Phase 4 Development at Gifford Lea.
16th December 2021 via Zoom.**

PRESENT

Inspired Villages – Ed Harvey (Avison Young), Martin McGread, Ellen Pearce.

Tattenhall & District Parish Council – John Bailey, Sheila Chapman, Doug Haynes, Stephen Hornby, Iain Keeping (Chairman), Ann Wright (Clerk).

Purpose of Meeting: To discuss proposed Phase 4 development at Gifford lea.

A presentation, attached, was given on the proposed phase 4 development which included the following information:

The proposal includes the development of 27 new extra care units, however due to an overlap with the approved phase 3 development it is only a net gain of 19 units.

It was confirmed that pre-application discussions are already taking place with CW&C.

A virtual public consultation is currently taking place until the 22nd December.

It was reported that Inspired Villages was created in 2018 and now has 6 villages around the Country including Gifford Lea, with more villages being developed.

Retirement Communities

It was explained that retirement villages provide care which lies between care homes with 24 hours care and retirement housing where there would be a warden on site.

Inspired Villages provide self-contained residential properties with access to care and a range of services including wellbeing managers. The properties are typically classified as C2.

It was reported that CW&C has a shortfall of 350+ market extra care units at present and this shortfall is expected to double by 2040. There is also a shortfall of care home places and affordable properties of this type. It was confirmed that the application will include a needs assessment. It was stated the development of retirement villages contributes to the housing chain by freeing up family homes in communities.

Gifford Lea

It was noted that phases 1 & 2 are now completed and phase 3 is under construction and due to be completed in the summer of 2022.

The wellbeing centre is complete with a sauna, gym, swimming pool, beauticians and hairdresser plus a café and restaurant.

The proposal is to extend the development to the West of the site.

The original 2012 approval was for 166 units.

Phases 1 to 3 have delivered 143 units including affordable properties.

Phase 4 includes 27 extra care units, a net gain of 19 properties.

The overall new total = 170 units.

The proposed site is currently made up of a newt mitigation/ecology area and the construction compound for the phase 3 development. The Newt mitigation area would be replaced by 1.1 hectares of land to north, the existing area is 0.6 hectares.

The development will include a single two storey apartment block containing 6 apartments (replacing that approved in Phase 3) and a number of bungalows and two storey cottages providing a wider choice and mix of units available and will include affordable units, plus 39 parking spaces.

The access will via the existing access.

No trees will be lost during construction and there will be additional tree planting taking place and a wildflower meadow created. 100m of new hedgerow is proposed along the western boundary.

The design of the new properties are of reduced scale and massing better suited to the landscape on the boundary of the site.

Discussion & Questions

It was agreed a copy of the presentation would be provided.

Drainage

The intention is to integrate the development into the existing drainage system, consultants believe there is capacity in the system. It was confirmed there will be a drainage strategy and flood assessment including in the application.

Tattenhall Centre

It was noted that the initial development had been a comfortable walking distance from the centre of Tattenhall and services, however the proposed development is moving further away from that centre.

It was stated the development is still highly sustainable and that residents can access a minibus and electric taxi and that a S278 agreement had resulted in improvements to the footway at Covert Rise. It was confirmed Inspired Villages would be happy to look at further improvements.

3-Bed Properties

It was asked why three bed properties were required.

It was confirmed units are taken up by single people or couples and that a third bedroom is required by some residents as hobby or craft rooms and to make the adjustment of downsizing easier. It was noted that the number of days visitors can stay at the properties is restricted.

Future Development

It was clarified that land north-east of the retirement village is being promoted for further development by the landowner, Bolesworth Estate not Inspired Villages, as part of the CW&C call for sites. There are no plans at present for a Phase 5 at Gifford Lea.

Sustainability & Climate Change

It was asked what was being done to make the site sustainable and carbon neutral. It was confirmed that more charging points are being installed and that a sustainability checklist will be included in the application.

It was recognised that it was difficult to retro fit heat pumps etc and the previous applications were based on gas boilers, the long-term goal is to move away from gas.

Housing Numbers & Classification

It was stated that Tattenhall has a housing allocation of 250 additional homes by 2030 in the CW&C Local Plan.

The following unit numbers were confirmed:

Phase 1 – 48 Units

Phase 2 – 56 Units

Phase 3 – 39 Units (completion summer 2022)

Phase 4 – 27 Units

Total = 170

It was noted that there has been on-going discussion with CW&C regarding the classification of the properties and these negotiations are ongoing. Inspired Villages believe the properties are C2 whereas CW&C argue they are C3.

Inspired Villages confirmed the services offered will not be impacted by the classification, however it was noted that the classification is of great importance to the residents of Tattenhall as the Chairman reported that C2 properties do not contribute to housing numbers. It is the view of Avison Young that C2 properties do contribute towards the housing numbers

It was confirmed all residents pay council tax.

It was confirmed that the development to date had not been subject to Community Infrastructure Payments (CIL). Councillors stated that the development to date had put a

significant strain on infrastructure and resources in Tattenhall while contributing nothing to the infrastructure.

It was confirmed the development to date had resulted in some S106 agreements, the detail of these were not available but it was thought there were contributions to footpaths and that support had been provided separately for the play area.

Affordable Properties

It was noted that a small number of affordable properties had been provided through the Bolesworth estate.

It was confirmed that negotiations are continuing with CW&C regarding affordable provision on Phase 4 and that CW&C have made it clear that they are looking for 30% provision.

Local Need

It was noted that local need is deemed as need at the Borough level.

Downsizing

It was asked how many Tattenhall residents have moved into the development to date. This figure was not known but nationally usually around 50% of those moving into the villages come from a 20 miles radius. It was agreed to see if this information can be provided.

It was noted the retirement village feels isolated from Tattenhall and it is not easy to access Gifford Lea and vice versa.

Community Orchard

It was confirmed the Parish Council is developing a community orchard and it would be good to develop a path from Gifford Lea into and through the Orchard. Martin McGread confirmed this was something that could be discussed.

Medical Services

It was reported that medical services in Tattenhall appear to be under pressure and additional units will worsen this. It was confirmed that Inspired Villages had not investigated the current capacity, they had previously held discussions with local practice about the possibility of working together but this had not been successful, it was suggested these discussions could be reopened.

Cycle Racks

It was asked what provision was proposed for cycling. It was noted that provision is currently being provided for storage of bicycles on site and that this is something they need to look at again possibly creating provision when the sales office is removed.

It was also noted there is a need for cycle racks for those visiting the village.

It was suggested that cycleways in the Village could be connected to neighbouring bridleway.

S106 Payments

Representatives of Inspired Village agreed to provide a list of S106 payments to date. Phase 4 S106 discussions have started and have included discussions about impact on health services and education, although it is thought that an education contribution is unlikely given the nature of the development.

It was noted that there have been discussions with CW&C about issues with accessibility for the visually impaired from Gifford Lea into Tattenhall centre which need to be addressed.

Litter

It was noted that there are a growing number of volunteer litter pickers in Tattenhall and that a large amount of litter has been collected from the hedge opposite the phase 3 construction site, it was asked if this can be monitored in the future. It was agreed it would be and that Gifford Lea could get involved with litter picks.

Next Steps

It was reported the application is due to be submitted mid-January 2022.
The Chairman thanked all for attending meeting.

Ann Wright
04 01 21.

Tattenhall Parish Council

Gifford Lea Retirement Village,
Frog Lane



Introduction

- Inspired Villages are preparing a planning application proposing an extension to the Gifford Lea retirement village on Frog Lane.
- The proposed extension will comprise 27no. new Extra Care units in total. This equates to 19no. additional units (net) as there is some overlap with the consented Phase 3 site.
- Pre-application discussions have taken place with Cheshire West and Chester Council.
- A public consultation event is underway with comments being invited until 22nd December.
- We are now seeking the views of the Parish Council and would welcome your feedback.



**AVISON
YOUNG**

Who are Inspired Villages?



Operators and long-term
investors in the community.

Delivering the same level of
tailored care in people's homes
and leaving an enduring legacy
to the community

Experts in Later
Living in the UK



In partnership
with Legal & General



RETIREMENT
LIVING OPERATOR
OF THE YEAR

HealthInvestor
Awards 2020 

WINNER

Property investor of the year

What is a Retirement Community/ Extra Care?

It is a form of specialised housing for older people.

Department of Health describes specialised housing as:
















"A type of specialised housing that provides independence and choice to adults with varying care needs and enables them to remain in their own home. Extra care housing should be able to provide most residents, if they so desire, with a home for the remainder of their life regardless of changes in their care needs."







May also be referred to as a retirement community, extra care, housing-with-care, assisted living or independent living.

Associated Retirement Community Operators (ARCO) is the main body representing the retirement community sector in the UK, formed in 2012. Audley and Inspired Villages are approved ARCO operators adhering to their Consumer Code which provides a benchmark for good practice in the sector.

NPPG identifies four different types of specialist housing for older people which includes extra care housing or housing-with-care as it:

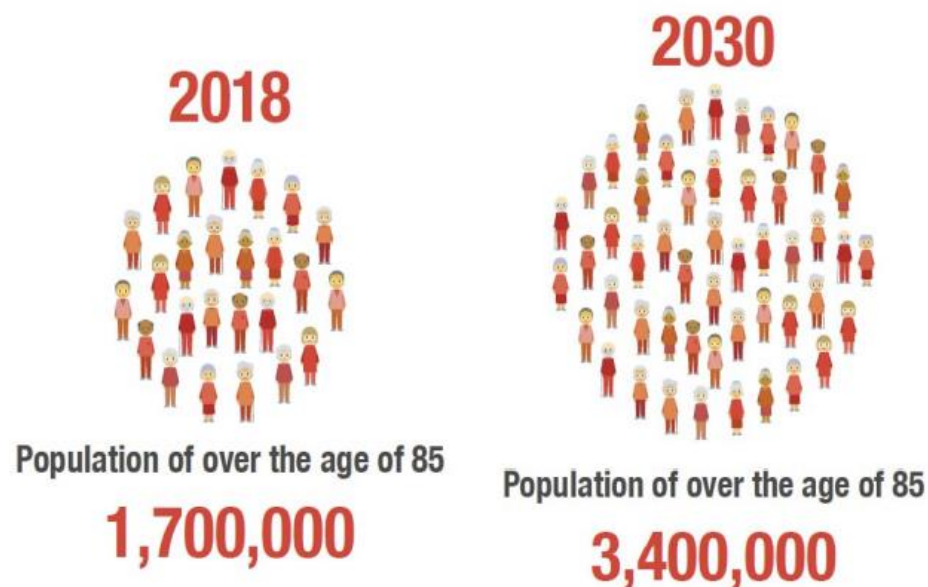
"usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an on-site care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a well-being centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses."

 Retirement Housing Also known as sheltered housing or retirement flats	 Retirement Communities Also known as extra care, retirement villages, housing with care, assisted living or independent living	 Care Homes Also known as nursing homes, residential homes, old people's homes
 Self-contained homes for sale, shared-ownership or rent	 Self-contained homes for sale, shared-ownership or rent	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom
 Part-time warden and emergency call systems	 24-hour on-site staff with optional care and domestic services available	 24-hour care and support (including meals)
 Usually have a lounge, laundry facilities, gardens and a guest room	 Range of facilities including a restaurant or café usually alongside leisure and wellness facilities such as gyms, hairdressers, activity rooms, residents' lounges and gardens	 Range of facilities and activities, including gardens, lounges and dining rooms
 Typically 40-60 units	 Typically 60-250 units	 Sizes vary considerably

					
Standard housing	Specialist housing without on-site care or facilities	Specialist housing with on-site care or facilities	Care homes	Care homes with nursing	Hospitals
C3	C3	C2 or C3	C2	C2	C2 or D1
Domiciliary care (either direct from operator/developer or arranged independently if required)			Personal care	Nursing and medical care	
Low to medium cost of care and highly variable			Medium to high cost of care	High cost of care	Very high cost of care
No communal facilities/amenities	Communal lounge, warden flat	Highly variable but typically at least lounge/restaurant, assisted bathing up to full swimming/spa facilities.	Full communal facilities including assisted bathing/WCs, commercial kitchen/laundry, communal lounge/dining facilities etc.		

Background to Retirement Living

- The number of people over 85 in the UK will double from 1.7 million in 2018 to 3.4 million by 2030.
- However, the supply of homes specifically for older people has not grown with this demand. Instead, the numbers being built decreased from 30,000 per year in the 1980s to only 8,000 per year today.
- Just 2% of the total English housing stock is retirement housing despite almost a third (29%) of all households aged over 55 looking to downsize.
- The provision of extra care accommodation within Cheshire West is not meeting demand. Currently there is shortfall in excess of 350+ units for market Extra Care specialist housing.
- The need for affordable and care bedspaces is also significant.



**AVISON
YOUNG**

Background to Retirement Living

- Many older people are choosing to live in dedicated retirement accommodation as these communities are more socially connected and reduce levels of loneliness and isolation.
- Retirement communities also enable people to stay at home longer. Studies have found that people in retirement communities make fewer unplanned hospital admissions, reducing the pressure on NHS and council care services.



Demand on NHS reduced

NON-RETIREMENT VILLAGE RESIDENT

From **8-14** days in hospital

SAT	SUN	MON	TUE	WED	THU	FRI
1	2	3	4	5	6	7
SAT	SUN	MON	TUE	WED	THU	FRI
8	9	10	11	12	13	14



**TO
CARE
HOME**

RETIREMENT VILLAGE RESIDENT

to **1-2** days in hospital

SAT	SUN
1	2



**BACK
HOME**



19%
of initially 'pre frail'
residents returned to resilient
within 18 months of occupation



Each person in a home for later living saves c.£3,500 to the NHS & social services per year. (Homes for Later Living, Healthier and Happier report, Sept 2019)

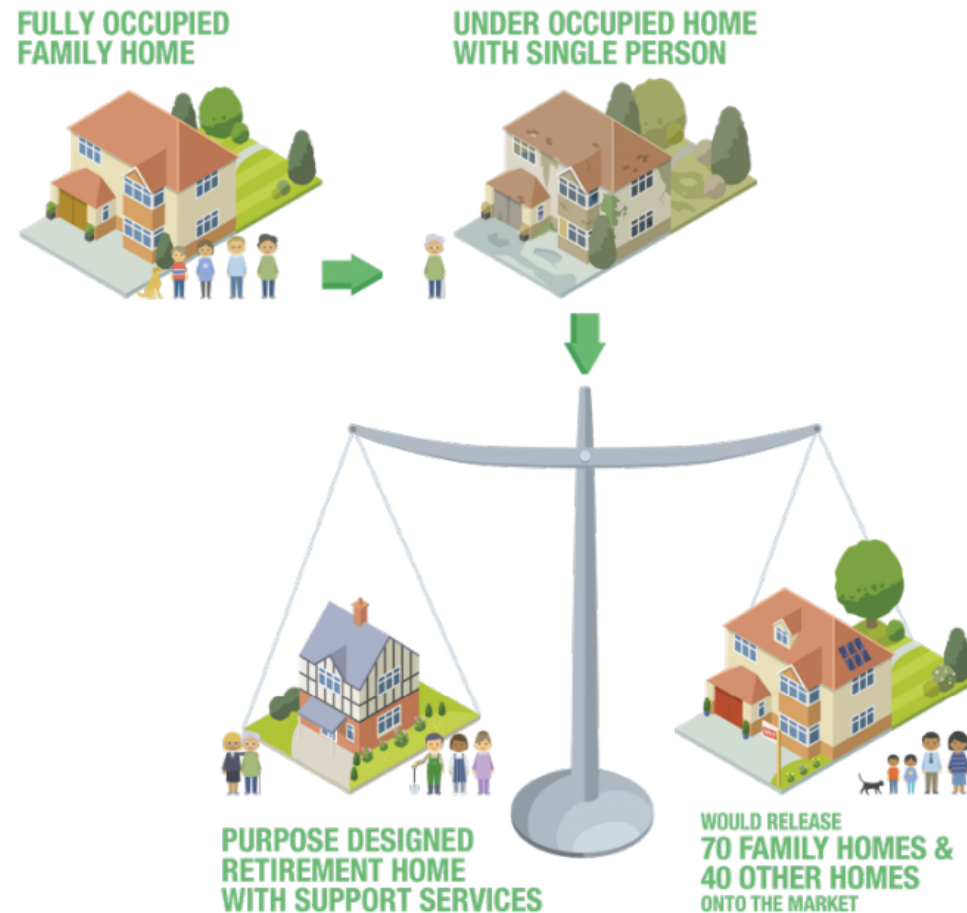
IV has over 850 residents in its 6 villages equivalent to annual savings of £3m.

Aston Research Centre for Healthy Ageing and the Extra Care Charitable Trust, 2015.

Inspired
Villages
The *best* years of your life?

Positive benefits to the local housing market

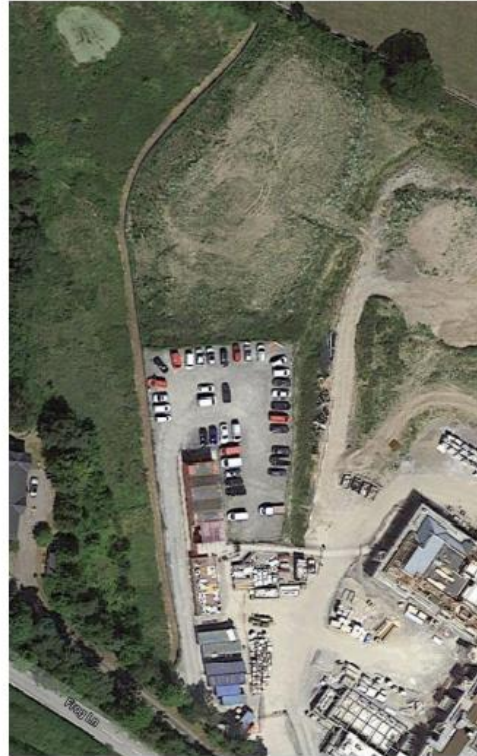
A report by Worcester Research set out, inter alia, details of the properties from which residents buying into the study location had moved. This showed that 46% had moved from a four-bedroom property and 29% from a three-bedroom property



The Existing Village

- Phases 1 and 2 (Village Centre) completed, Phase 3 currently under construction
- Continuing care village – residents benefit from support and personalised care in the comfort and privacy of their home 24/7.
- Village Centre facilities include:
 - Wellbeing centre comprising treatment rooms, swimming pool, sauna and gym
 - Beauty salon and hairdressers
 - Bistro restaurant
 - Café bar





Phase 4 Site

- Comprises partly of land used for ecological mitigation for great crested newts (GCN)
- Inspired Villages have been granted a licence by Natural England to create a replacement ecological enhancement area to the north
- The new area will be larger (1.1Ha) than the existing consented mitigation area (0.6Ha)
- Significant enhancement compared to the current licenced GCN mitigation proposals

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Proposed Development

- 27no. Extra Care units in the form of 6no. apartments and 21no. two and three bed cottages and bungalows
- Wider choice and mix of units
- Provision of affordable homes
- 39no. car parking spaces
- Access from Frog Lane via existing village
- Ecology and landscape improvements:
 - Replacement ecology/ GCN mitigation area of greater size
 - New tree and hedgerow planting
 - Creation of wildflower meadow

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Unit Types - Apartments

- 6no. apartments within a single, two storey block (same type and scale as Phase 3)



Key Plan:



Unit Types – Cottages and Bungalows

- 21 no. two storey cottages and bungalows



Key Plan:





Appearance and Materials

- Architectural detail and materials choice to reflect existing village
- Tiled pitched roofs, horizontal cladding, masonry, windows and doors in line with previous phases
- Landscape design integral to design
- Amenity spaces, communal gardens, tree planting and ecological enhancements

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