

Planning Application Ref: F/23/94717

Proposals: Change of use of existing single dwelling to 2No. supported living flats (Use Class C3) and staff accommodation.

Site Address: 104 Sandy Lane, Fair Oak, Eastleigh, SO50 8GD

The proposals aim to provide specialist supported living units within the urban area. The development will include appropriate car parking facilities and provide suitable vehicular access onto Sandy Lane. All new units will be provided with suitable gardens and amenity space along with cycle and bin store facilities. The overall scheme will consist of a total of 2No. supported living units along with communal staff facilities. The units will be one bedroom accommodation with sanitary and kitchen facilities.

The application aims to provide 2 units for supported living accommodation to house adults with physical and learning difficulties. The property would have 24hour care provided by 1to2 staff members on a mix of shifts. All residents would live in the accommodation with staff managing all the residents and providing whatever care assistance required, including medical, travel, exercise and social care. A staff bedroom and office area has also been created for the administration and management of the accommodation.

The owner and end user of the site and building is an experience operator of assisted living units and developments. The proposed units would be of a similar model to all the other assisted care units currently being operated. Supported living schemes is the type of care accommodation the Government and the Council are now supporting.

In keeping with the Government's thinking and that of the Quality Care Commission, more flexible forms of care accommodation should be given that provides a sense of privacy and individuality. Each unit should feel contained with its own bedroom, bathroom, lounge, kitchen and storage. However, while the units aim to give a sense of independence, they are all fully managed 24 hours a day.

The proposed accommodation would be run in a similar way to other forms of assisted living accommodation with shorthold leases secured through the provider for each tenant. These are normally residents on the housing disability list or some other form of special needs list. The cost and agreement for the provision of the accommodation is reached through a joint partnership between Council's Social Services and the Council's Housing Team.

Following the occupant's agreement to move into the property, the rent is paid directly to the Landlord by the Housing Team while the cost of the 24-hour care is paid by the Social Services Team. Therefore, the full payment for the assisted living residency is a combined effort.

It is important to note that the end users cannot live completely unaided and must have 24-hour care which is a condition of the residency. Individuals who do not require care may not reside at the property. The units are self-contained and there is high security. Once the Shorthold Tenancy Agreement is in place the resident would use the property as their primary and permanent residence until they wish to leave or reach a stage where they may need more demanding care.

For example, in general, the majority of the users will have some form of mobility even if it is aided. However, should their condition deteriorate, more suitable care would be found for them. These may include hospices or other forms of care home specially for the type of specific specialist care they require (i.e dementia etc).

There would be two shift patterns likely covered by 1-2 members of staff. These will be as follows:

07:00-21:30 Day shift, 1-2 staff members (maximum of 2 on site)

21:30-07:00 Night shift, 1 staff member (maximum of 1 on site)

Supported living accommodation is also known as assisted living, secured accommodation or sometimes sheltered accommodation and is managed as one household. These forms of accommodation are occupied by those who may not require the same level of care as those who are disabled or especially elderly. However, do requires some form of 24 hour care. Examples of these forms of accommodation include homes for adults with physical or learning difficulties, young people care homes and, homeless and care leavers accommodation.

The tenants of each unit will live independently paying their own rent, council tax and normal household bills. They will be encouraged to live independently however will always have the back up of staff to assist their living. In general, the tenants do not have cars as they are normally unable to drive or unable to afford to own a car. The units are specifically classified as supported living and are not private dwellings that can be sold as separate units.

This form of accommodation is fully supported by Council's and Government. Recently, Council's have struggled to confirm the correct Use Class for this and it has stated a number of times that it does not wish to approve care homes under C2. However, has allowed and approved the same exact proposals (that would otherwise be considered C2) under C3(b). Council's themselves regularly defines and approves specialist housing and care homes under C3(b) under Full Planning or Certificate of Lawfulness applications. In recent appeals Inspectors have chosen not to rule on this application of the Use Classes order as they did not consider it pivotal.