

Application F/26/101013 — Mobility Scooter & Cycle Store Location

Project No	Project Name	Client	Date
25069	Boorley Green Retirement Living	McCarthy & Stone	26/05/2026

Re-Format, as architect to the scheme, sets out below the design and safety rationale for retaining the mobility scooter and cycle store in an external location, and requests that the approach as submitted be accepted.

Fire Safety

The primary justification for the external mobility scooter and cycle store location is fire safety. There is now well-documented and growing evidence of the significant fire risk associated with lithium-ion battery-powered mobility scooters and electric wheelchairs. Fires originating from these vehicles are fast spreading, produce toxic smoke, and are exceptionally difficult to suppress using conventional methods.

Locating a mobility scooter store within or directly attached to a residential building – particularly one occupied by older and potentially less mobile residents – materially increases the risk of fire spreading to habitable areas and compromising means of escape. This concern is reflected in the National Fire Chiefs Council's Mobility Scooter Guidance for Residential Buildings (NFCC/West Midlands Fire Service, May 2018), which sets out the serious fire and smoke risk associated with internal storage and dedicates a specific section to external storage as best practice. It is further supported by the London Fire Brigade's Fire Safety Guidance Note GN103: Charging and Storage for Electric Powered Personal Vehicles (September 2023), which advises that safe, secure external storage areas with charging facilities represent the preferred solution for residential buildings.

For a retirement living development where residents may have limited mobility and require more time to evacuate, the consequences of an internal fire of this nature are particularly serious. The applicant considers that locating the mobility scooter and cycle externally, in a dedicated and secure structure, is therefore the most appropriate and responsible approach from a life safety perspective.

Operational Functionality

The proposed external mobility scooter and cycle store is positioned in close proximity to one of the building's entrances and car park, with level access from the building's internal circulation. This arrangement reflects McCarthy & Stone's operational experience across their wider portfolio and is designed to make scooter use as convenient and intuitive as possible for residents. An external location also allows for easier charging cable management, ventilation to dissipate heat, and maintenance access – all factors that contribute to reducing the likelihood and severity of battery-related incidents.

Security

The applicant acknowledges the officer's concern regarding security. In response, it is confirmed that the mobility scooter and cycle store will be secured with a coded door entry system, consistent with the approach used across McCarthy & Stone's developments. This provides residents with convenient and secure access while preventing unauthorised use.

Conclusion

Re-Format submits that the external location of the mobility scooter and cycle store represents a responsible, operationally sound, and fire-safe solution that is in the best interests of future residents. Integrating the store within the building would introduce a material and unnecessary fire risk contrary to emerging best practice guidance on e-mobility device storage.