

WILTSHIRE COUNCIL

DEVELOPMENT OF AFFORDABLE HOUSING FOR OLDER PEOPLE AT

Fives Court, Angel Lane, Mere

AFFORDABLE HOUSING STATEMENT

The site is the former care home at Fives Court, Angel Lane, Mere.

The proposed development will consist of 20 dwellings of the following types:

Plot number	Type	SqM	Tenure
1	2 bed 3 person ground floor apartment	72.2	Social Rent
2	2 bed 3 person ground floor apartment	66.4	Social Rent
3	1 bed 2 person ground floor flat	51.5	Social Rent
4	2 bed 3 person ground floor apartment	65.2	Social Rent
5	2 bed 3 person ground floor apartment	64.9	Social Rent
6	1 bed 2 person ground floor flat	53.1	Social Rent
7	1 bed 2 person ground floor flat	50.4	Social Rent
8	2 bed 3 person ground floor apartment	62.4	Social Rent
9	2 bed 3 person ground floor apartment	65.2	Social Rent
10	2 bed 3 person first floor apartment	67.4	Social Rent
11	1 bed 2 person first floor apartment	52.5	Social Rent
12	2 bed 3 person first floor apartment	67.4	Social Rent
13	1 bed 2 person first floor apartment	52.7	Social Rent
14	1 bed 2 person first floor apartment	50.3	Social Rent
15	1 bed 2 person first floor apartment	57.5	Social Rent
16	1 bed 2 person first floor apartment	55.5	Social Rent
17	2 bed 3 person first floor apartment	61.6	Social Rent
18	1 bed 2 person first floor apartment	52.4	Social Rent
19	1 bed 2 person first floor apartment	52.4	Social Rent
20	2 bed 3 person first floor apartment	71.4	Social Rent

Summary

	Type	Number
Ground floor	2 bed apartments	6
	1 bed apartments	3
First floor	2 bed apartments	4
	1 bed apartments	7
Total		20

Residents

The proposed development is specifically aimed at people of 60 years and over and will be seen to be “especially suitable” for older people, including the provision of communal facilities and mobility scooter storage. It is, however, recognised that some people under this age may benefit from the accessible, level access accommodation that the development will provide. This will, however, always be occasionally and by exception.

Tenure

The homes within the development will initially be let at Social Rents.

In addition residents will pay a small service charge for the upkeep of communal areas and resources held in common, i.e. landscape, communal lounge and mobility scooter charging. This service charge will be calculated when costs are known, but tenants eligible for housing benefit will usually receive additional benefit to cover this cost.

Affordable in perpetuity

This accommodation is designed to be “especially suitable” for older people, therefore the apartments will not be subject to the “Right to Buy” and will remain under the control of Wiltshire Council. The age criteria will be included within the Scheme for Affordable Housing which will be required as a planning condition for this development in lieu of a s.106 Agreement

Nominations

The proposed development is part of a regeneration scheme. On first let the homes in this development will be let to ‘sheltered’ residents of bungalows in the existing development at Lynch Close, Mere. This will enable the redevelopment of these bungalows and associated communal space. Subsequent lets will be allocated according to the Wiltshire Council Allocations Policy.

Space and accessibility standards

Each apartment will be in excess of 100% of NDSS and will be built to M4(2) standard, with the addition of an accessible level access shower rather than a bath.

50% of the apartments will have Two bedrooms. This responds to feedback received from existing sheltered residents and people on the housing waiting list, requesting additional space. Having two bedrooms enables couples to have separate bedrooms, or provides space for a carer to stay. The “bedroom tax” that could penalise people on benefits from underoccupying a two bedroom apartment, does not apply to people of retirement age, who will be the majority of residents.

Sustainability

The apartments will be all electric and built with high levels of insulation and energy saving features, including a total of 181 photo-voltaics that will provide an EPC A rating, meaning that outgoings on fuel will be considerably lower than the average home, making the homes even more affordable.

The hot water in the apartments will be heated through individual ASHP modules. The insulation levels are such that required heating will be low except in very cold weather. This heating will be supplied through controllable electric panel radiators.

The power generated by the solar panels will deliver communal services and will be split across each apartment, so that all residents will benefit from this saving.

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