

This statement has been prepared to detail the water efficiency measures in the proposed nursing home to discharge Condition 5a and 5b of planning approval APP/20/00002.

Planning permission was granted by Havant Borough Council on 27th January 2021 for a 'First Floor Rear Extension to Provide 11 Additional Rooms'. Condition 5 of this approval stated

5. No additional, new resident shall occupy any of the rooms hereby permitted until:
 - a. A water efficiency calculation in accordance with the Governments National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the new development, and this calculation has been submitted to, and approved in writing by, the Local Authority; and
 - b. All measures necessary to meet the approved water efficiency calculation have been installed.

The existing nursing home provides accommodation for 42 residents in 40 bedrooms, with most of the bedrooms being en-suite rooms. At ground floor level in the existing home is the kitchen, two bathrooms, a separate WC and a laundry room. In addition to the en-suite rooms at first floor level is a separate WC.

The proposed first floor extension will create 11 new en-suite bedrooms, resulting in the completed home having 51 bedrooms which cater for 51 residents. A new accessible bathroom, hair salon and separate staff/visitor WC will be created at first floor level. The ground floor accommodation will remain largely as existing.

The existing home is not fully water metered and as such it is not possible to determine the exact water usage of the current home. As it would not appear possible to calculate the water efficiency within the nursing home, Tina Pickup has suggested that we document the proposed water efficiency provisions within the proposed nursing home.

The basins in the en-suites will be provided with non concussive taps which automatically shut off after approximately 10-15 seconds in order to improve water efficiency. Taps will also be provided with aerators to further reduce water consumption. Bathroom taps will have a max flow rate of 4 litres per minute. The proposal is to install shower heads with a flow rate of 8 litres per minute, rather than the standard 15 l.m. WCs will be provided with a dual flush option (full flush being approx. 5 l and half flush being approx. 4 l) to reduce water consumption. Baths will hold a maximum of 180 litres of water

It is important to understand that en-suites in nursing homes, particularly specialist dementia care nursing homes, are rarely used. The provision of en-suites tends to be a marketing tool aimed at demonstrating the quality of the accommodation rather than a facility which is actually used regularly. The nursing home staff will, generally, assist residents when using the bathroom facilities.

The existing ground floor kitchen will remain. Hot food is supplied to the home daily by Apetito. Crockery is washed up by hand and then placed in a thermal disinfection washer. The disinfection washer re-uses the water from previous wash(es) and is provided with clean water once a day – this re-use of water achieves notable levels of water efficiency.

Oak View Nursing Home, 47-49 Beech Road, Hayling Island, PO11 0JB

Water Efficiency Statement

July 2022 – revision B

A hair salon will be created within the first floor. This facility will replace the portable hair washing facility currently within the home. The shower head will be provided with an aerator to reduce water usage. Staff will be trained to ensure that taps are turned off between washes and hair shampoo applied once, rather than twice.

The existing laundry facility within the home will be maintained but will only wash the residents clothing. An external laundry service will wash bedding, towels etc to achieve a more efficient approach.

Staff will receive regular water efficiency training to ensure that they are aware of the best working practices to minimum water usage and the nursing home will carry out regular reviews of its practices to ensure that the most efficient facilities are in place to limit water usage. Procedures will also be in place to ensure that any leaks are quickly addressed.