

78 Havant Road, Emsworth PO10 7LQ – Business Considerations

Statement by the Applicant: Baytree Securities Limited

- The applicant is an associate company of Springfield Health Services, an experienced local operator in the provision of care for older people in Emsworth and Prinsted. We have been established for more than 40 years and have an excellent local reputation. Both Springfield and Prinsted Care Homes have a good rating with the Care Quality Commission ('CQC'). Our homes provide both personal and nursing care, across three residential buildings.
- Presently, we are seeing demand for a lighter touch 'living with support' care need. The intention at 78 Havant Road therefore, is to meet this need and to construct a brand-new high-quality residence, from which local people can live independently, whilst having the reassurance of on-site presence around the clock.
- This planning application seeks permission for a new building consisting of nine self-contained apartments (5 x 2 bed, and 4 x 1 bed – Use Class C3), along with a management suite (all within Class C2). The operator will provide the essential daily living services and facilities that an elderly couple or individual person may need. As well as access to 24-hour care, we will provide building maintenance, cleaning, transport and concierge. The operation will be registered with CQC.
- Occupiers will lease the apartments on a flexible basis. Mains utilities (gas, electricity, water, etc.) will be provided for the whole building and recouped individually through monthly service charge. Some costs, such as those for TV/phone/Broadband, will be the responsibility of the occupiers of each apartment.
- The occupiers of the apartments will be of a minimum age of 65 years (by demand, rather than by planning restriction).
- 78 Havant Road is very convenient to our Emsworth care home (located at 72/74 Havant Road) and so ideal for staff support and deployment. It will also reduce the need for staff parking on site.
- It is intended that this proposal will 'bridge the gap' for older people who do not yet require 24-hour residential care but are in their own homes. The philosophy behind this development is to create a non-institutional and homely setting, where people can live independently but also interact with fellow residents and our staff team. They can entertain friends and relatives at home, whilst also making their own daily lifestyle choices.
- In terms of the operation of the building day to day, we intend to have up to four full time daily personnel, with at least one trained staff member overnight.
- We have made an allowance of 8 parking spaces on site. In addition, there will be a landscaped and tranquil garden to the rear, from which residents can enjoy company in the shared space together.