

Heads of Terms Proposed Section 106 Agreement for

a 50 unit Extra Care Scheme

Part Of Site E1 Land at Old Park Farm Wimpey Site Part Of, West Of Waterlooville MDA Hambledon Road Denmead, Hampshire

Background

Outline planning permission was granted in 2011 under references APP/11/00015 (HBC) 10/03253/OUT (WCC) for the erection of 37 two bedroomed extra care accommodation units. This permission was the subject of an Agreement under Section 106.

Pre-application proposals have been submitted for an alternative scheme.

In order to assist in the consideration of this full, rather than Reserved Matters, application it is submitted with these heads of terms of a proposed new Agreement under S106.

The principal matters relating to use, operations and care provision to be.

Extra Care Scheme

- No unit within the extra care scheme hereby approved shall be occupied until such time as a contract for the construction of the Nursing Home approved on Site M2 has been signed. A copy of such contract to be made available to both Winchester CC and Havant BC upon reasonable request.
- All communal facilities identified on the approved plans shall be provided and staffed prior to the occupation of any of the units hereby approved
- No unit to be occupied by a person(s) unless
 - A) at least one its occupants has reached the age of 60 years or
 - B) at least one its occupants is disabled within the meaning of the Equality Act 2010.

C) A person employed or engaged to provide services for any person falling within A and B above.

- No unit to be occupied by any person(s) unless at least one of the occupants in the unit is contracted to receive the minimum time/level of care each week. The minimum level of care to be defined within the Agreement.

Description of Care

Each unit within the scheme approved to receive a minimum of 2 hours domiciliary care from an accredited care provider every week of each calendar year