

1.0 SECTION 106 DRAFT HEADS OF TERMS

This Draft Heads of Terms accompanies a planning application proposing the development of a Care Community by Guild Living on a portion of the Epsom General Hospital site Dorking Road Epsom Surrey KT18 7EG.

Application has been made for:

Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 302 to 308 care residences, 8 to 12 care apartments and 26 to 30 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class D1 as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

This document sets out the draft Heads of Terms of the proposed development.

2.0 AFFORDABLE HOUSING

The applicant proposes the delivery of a total to 45 Affordable Housing units as part of the proposal, these units will take the form of:

- 24 units of Affordable Housing accommodation for Key Worker Accommodation.
 - Rents will be at no more than 80% of open market rents.
 - The Key Worker Units will be occupied by a employees or a person who has been formally offered and has formally accepted an offer of employment from any National Health Service.
 - The Key Worker Accommodation will comprise the following accommodation mix
 - 6 2bed
 - 6 1Bed
 - 12 Studio
- 21 C2 Affordable Units (Use Class C2), these will comprise:
 - 16 nr Affordable Rent units – to be rented at 80% of the local market rental levels of C2.
 - 5 nr Shared Ownership units – to be sold at 75% of the open market C2 valuation of the unit.
 - The C2 Affordable Units will be retained by the Applicant (or a relevant subsidiary) and will be sold to those who meet the qualifying person eligibility criteria and who are identified within the Authorities Housing List.

- The Council will have the right, within six months of the granting of planning permission, to request that the 21 Affordable C2 units revert to the Applicants control and in their place a commuted sum of up to £3,900,000 (with no indexation) be provided.
- If after 3 years following the commencement of the development the Affordable C2 units have not been sold to Qualifying Persons by the Council, these units will revert to the Applicant.
- The location of the Affordable Housing is shown on the drawings contained under Schedule XX.

3.0 TRAVEL PLAN AND TRAVEL PLAN MONITORING

The developer shall prepare a travel plan, in general accordance with the Framework Travel Plan, submitted with the application. Prior to occupation the travel plan shall be submitted to the Council for approval. The travel plan will thereafter be implemented in accordance with the approved terms.

The Developer shall contribute an amount of £XX for the monitoring of the Travel Plan.

The Developer shall comply with the Travel Plan for a period of five years from the date of its implementation

4.0 CAR CLUB

The developer shall enter into an agreement with a Car Club Operator to make provision for a Car Club within the development

The developer shall make available one parking space within the development for use for a Car Club

5.0 LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

The developer shall prepare a Landscape Ecological Management plan, to protect notable species and habitats on Site and to ensure longevity and successful planting.

6.0 PEDESTRIAN AND CYCLE ROUTES WITHIN THE APPLICATION SITE

The developer will maintain the pedestrian and cycle routes within the application site, as shown on the drawings contained under Schedule XX.

The pedestrian and cycle routes will be kept open and accessible to the public for the duration of the development.

7.0 BUS INFRASTRUCTURE

The developer will contribute an amount of £XX for improvements to Bus Shelters, including:-

- The provision of kerbing at accessible height, and
- Real-time Passenger Information

8.0 EMPLOYMENT SKILLS PLAN

The developer shall prepare an Employment Skills Plan (details to be provided by EEBC Planning Officers)

9.0 USE CLASS

The definitions below and the operational parameters are offered to form part of the S106 Legal Agreement to ensure that the land use is such that it can be classified as Class C2 Use, and that it remains so in perpetuity.

Guild Living Residences, Guild Care Residence and Guild Care Suites

All accommodation provided to residents on-site, excluding any staff accommodation or guest accommodation.

Qualifying Person Assessment

An assessment of a person's requirements, confirming the care and assistance they require would meet the Minimum Care and Support Package. Assessments will take place periodically post occupation, to ensure that the level of care and assistance being received is suitable to meet the resident's full needs. Prospective residents undergo a full assessment by a suitably qualified person to ensure that he or she will be a qualifying person.

Qualifying Person

A person who is aged 65 years or over, and who has demonstrated a requirement for the Minimum Care Package through the Qualifying Person Assessment and is in receipt of the Minimum Care and Support Package; and for whom an Assistance Plan is produced and maintained; or The cohabitee, spouse or dependant of and living with, a Qualifying Person. In the event of the death of a Qualifying Person, the cohabitee, dependant or spouse of that person is permitted to remain living within the Guild Living Residence or Guild Care Residence for as long as they so wish, irrespective of their age.

Minimum Care Package

Receipt of a minimum of 2.5 hours per week of any of the following personal care and support activities:

The wellbeing coordinator to organise and ensure the provision of house-keeping, property maintenance and personal affairs is kept in order

Time spent with the wellbeing coordinator to manage and arrange the delivery of prescription, medication or food services specific to the individual needs.

Time spent with a wellbeing team member to organise and facilitate visiting clinical care specialist or allied health professionals.

Time spent with the wellbeing coordinator to plan and arrange domestic assistance which could include cleaning, laundry and other domestic support.

Visits by registered nurses to provide nursing care and administer medications and general clinical support.

Wellbeing checks, such as blood pressure and other health care indicators.

Advice on health, including nutrition and other foundations of wellbeing, including physical exercise.

Organised rehabilitation, following a hospital visit or health event.

Personal care assistance, for example help with mobilising, bathing, going to the toilet, dressing eating or drinking.

Use of the transport services for trips out of the care community, which can be pre-arranged via the wellbeing coordinator.

Advice, encouragement and supervision relating to the above activities.

Access to:

Access to a 24-hour emergency response system which will:

- Provide attendance at residence if required

- Provide comfort, reassurance and peace of mind to residents

- Facilitate/greet/liaise with emergency services if called.

Access to the wellbeing team

Property and garden maintenance.

A full range of support personnel, who undertake housekeeping, property maintenance, personal affairs, arranging and facilitating external visits.

Domestic assistance which could include cleaning, laundry and other domestic support.

Access to communal amenities

Management and security

Activities and events team – Coordinating activities for residents to encourage engagement within the community and the surrounding area. Activities may include, on weekly art and music classes, weekly games events, monthly cultural excursions, weekly shopping trips and gardening club.

Access to a range of daily group exercise class.

Access to 3 cooked meals a day from a fully equipped and staffed restaurant. Meals can be provided within the Guild restaurant and are also able to be delivered to individual units. Light refreshments will also be offered within the reading room / cafe. Personalised catering can also be provided for those with higher care needs.

Transportation coordination – a range of transportation options will be available to residents, including optional shuttle service and valet parking support.

Wellbeing Team

A team led by a senior manager whose primary role is to connect with residents and bring together, as required, their support and networks. Their aim is to help residents engage socially and arrange outings and activities, as well as support the introduction to more formal care services.

Wellbeing Plan

A plan for each resident in receipt of the Minimum Care Package, for what assistance they are to receive. To be informed by the initial Qualifying Person Assessment and updated by later Assessments as and when they occur, to reflect changing needs over time.

Minimum Specialist Design Features

Communal Facilities

To include:

1. Wellness Suite: Offering a mix of exercise, relaxation and therapeutic facilities including a swimming pool and gym, suitable to accommodate physiotherapy and rehabilitation activities, as well as group exercise classes that promote movement and social activity. Equipped with a number of therapy rooms, which can be made available for Health Practitioner visits and a salon for hair, manicure and pedicure treatments. Incorporating:
 - Level access
 - Fixing points for lifting equipment
 - Clear signage
 - Lowered counter tops
 - Heightened WC seats
 - Disabled changing and WC rooms.
 - Numerous toilet facilities located close to all communal facilities
2. Restaurant: A restaurant providing for communal dining, also providing residents with the choice to have meals cooked in the restaurant served to them in their own home. Incorporating suitable accessibility standards.
3. Studio rooms/library/meeting place: For social activities
4. Level Access throughout and lift access to upper floors

Apartments

To include:

An emergency call system
Lift access to upper floors
Maximised Natural Daylight by maximising windows doors and balconies, in number and size
Kitchen work tops and wall cupboards lowered to a reduced height
Ovens, microwaves, fridges and freezers installed at a suitable height to avoid bending down or stretching up to access them.
Electric hobs for cooking with isolator switch to reduce the risk of fire or burns.

WC seat high, positioned higher to allow for increased mobility

Washbasins installed at a suitable height for wheelchair use.

Shower designs that aid access whilst preventing water spreading to bathroom floors.

Bathrooms designed to have the capability for grab rails or specific equipment to be installed as and when may be required by the resident, to meet their specific needs.

A technology platform that offers organisational and communication functions, with a health and wellbeing focus on physical, emotional and cognitive support programs. Design standards will all be in accordance with Part M of the Building Regulations.

Village Transport Service

A range of transport services will be available within the Guild Living Community, including:

- Car club program offering a pool of shared vehicles to those who may not wish to use their own car
- Valet parking services to aid in care parking and deliveries
- Shuttle service, providing transport options outside of the community offering day trips, attending appointments etc.
- Disabled access transport services

10.0 LEGAL AND ADMINISTRATIVE COSTS

The Applicant is willing to pay the Council's reasonable costs to produce the legal agreement. Such costs should be set out and agreed in advance.

The Applicant is willing to pay the Council's reasonable costs for monitoring and seeking compliance with the Section 106 obligations.

11.0 SOLICITORS DETAILS

Senior Living Urban (Epsom) Ltd will be instructing CMS Law to act on their behalf in the completion of the section 106 Agreement. The contact details are hereunder.

CMS Cameron McKenna Nabarro Olswang LLP
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