

Kevin Cornish
Alderley Group
5th Floor
167-169 Great Portland Street
London
W1W 5PF

2nd February 2022

RE: Development on land at The Orchard, over 55's Affordable Housing.

Dear Kevin,

I am writing to confirm that the development of land at The Orchard, Huyton with Roby, will be exclusively specialist housing for the over 65's. All apartments are designated as affordable housing and will be let at a Social Rent.

As a registered provider, we are one of the largest developers of specialist housing for older people and the largest provider of Extra Care housing in England. As a charitable, not for profit provider led by our social purpose we are driven by providing high quality and affordable housing and care for those who need it most.

Now we are living longer the age criteria in our Retirement Living was reviewed in relation to our purpose and preference was given to people over 65 for this reason, ensuring housing is available for those who need it most. If we have no one on the waiting list over 65 we will then consider applications from younger people who must be at least 55 years.

Housing 21 Retirement Living properties are private and self-contained, designed to allow residents to live independently within a community setting. A key element of our service is the designated, on-site Court Manager who is there to ensure day to day life at the court runs smoothly. All of our properties include a 24 hour emergency alarm, if help is summoned the Court Manager will be alerted and come to the assistance of a resident in need. Outside of working hours the alarm is answered by a professional support service that will ensure a quick and appropriate response.

Concerning the appropriate level of parking for a scheme of this tenure type, at the beginning of last year Housing 21 Court Managers were surveyed in regards to our car park use. Headline outcomes as follows;

Parking survey responses (224 Housing 21 all rented Retirement Living schemes)

Response	Sum response	Average per scheme
Number of parking spaces in the scheme's carpark	3,156	14.0
Nr of flats	6,637	31.0
Ratio of flats to parking spaces	2.70	
Nr of cars parked in carpark that are owned by residents	2,684	
Car ownership percentage of residents	40%	

With 3,156 parking spaces across Housing 21's 224 rented Retirement Living schemes, that is an average of 31 apartments per scheme with an average of 14 car parking spaces each. Please bear in mind the Retirement Living delivery programme began 3 years ago and as

such much of the stock is circa 40+ years old, therefore was not built with the level of parking expected today.

Despite this 70% of schemes report that they have sufficient parking to meet demand and 33% advice that they have a surplus of 5 spaces or more.

The application for the 40 unit, over 55's scheme at The Orchard, Huyton with Roby seeks a parking designation of 55%, 22 spaces including 3 disabled spaces will be provided. From the data provided 40% of existing Housing 21 Retirement Living residents own a vehicle and as such the parking provision designed into the scheme is expected to appropriately meet the needs of incoming residents.

Yours Sincerely

Rebecca North
Property Development Manager
Housing 21