

Cheshire Planning Solutions Ltd

Application 24/00152/FUL

Variation Of Condition 16 - (Electric Vehicle Charging Points)
To Reduce The Number Provided From 11 To 4 - of 22/00263/FUL

The approved application is for affordable, retirement accommodation. The tenure is 100% social rent. The registered provider, Housing 21 have stated they will not require 11 charging points and have requested that the provision is reduced to 10% of the apartment numbers i.e 4 EVC points.

H21 are one of the largest developers of specialist housing for older people and the largest provider of Extra Care housing in England. For this development, with regard to occupancy criteria, preference will be given to people over 65, with a minimum age limit of 55, should space be available.

Having researched car parking provision throughout their sites, H21 have found that a ratio of 55% of unit numbers for parking provision is more than adequate. As such, with 40 apartments available, 22 parking spaces are being provided at the site. It is believed that 20% of those spaces, (4 spaces), is more than adequate provision for EVC points in this instance, given the age of occupants, type of tenure and low car ownership levels.

Not only have Housing 21 confirmed that only a limited number of their residents own a car, at many of their other developments, they have between 2 and 4 charge points and these are very rarely used, as not many of the residents own electric vehicles. Electric cars are more expensive to purchase, which is often a prohibitive factor for those on low incomes, that require social housing in retirement.

In addition to the above, the cost of maintaining and servicing the apparatus is a critical factor, as this will ultimately impact on the service charge payable by residents. The additional fees required could potentially make the fees unaffordable for many potential residents in desperate need of such housing.

Housing21 are a not-for-profit organisation and these charges would all need to be added to the service costs which they'd charge to their residents. The residents in these

properties are primarily elderly and sometimes even classed as vulnerable people and are often people of modest means.