

ANNEX 2 - SITE CRITERIA FOR ADULT SOCIAL CARE SUPPORTED INDEPENDENT LIVING

Scheme	Supported Independent Living
Scale	Domestic housing a maximum of 6-8 units per scheme
Site topography	Appropriate access to local amenities and community facilities (e.g. shops, banks, cafes, libraries, leisure centres, public transport) Access to employment and training
Sustainability	Sufficient workforce in the vicinity to resource the service delivery
Planning	Cannot be in green belt unless the development is being promoted in the Local Plan. In line with planning policy at the local district and boroughs. Neighbours and adjoining uses. New large scale developments are not the preferred model.
Affordable units	Must be sufficiently financially viable to outweigh the opportunity cost of selling the land. Rents and service charges must fall within Local Housing Allowance limits.
Assets	Cost neutral in respect of the asset. Potential care savings must be greater than the opportunity cost of selling the land. If we provide financing of any kind we must be in the position whereby the total care savings outweigh the level of subsidy or grant value as well as the opportunity cost of the land. Alternatively, the agreement to fund must include a repayment plan.

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