

**ANNEX 4 - SITE CRITERIA FOR SPECIALIST ACCOMMODATION SITES**

<b>Scheme</b>	<b>Independent Living</b>	<b>Extra Care</b>
<b>Scale</b>	Domestic housing a maximum of 6-8 units per scheme	1 acre (minimum 45 units)
<b>Affordable units</b>	Must generate sufficient care savings to outweigh the opportunity cost of the land Rents and service charges must fall within Local Housing Allowance limits	
<b>Assets</b>	Cost neutral in respect of the asset. Potential care savings must be greater than the opportunity cost. If we provide financing of any kind (through the Joint Venture or subsidising individual projects) 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.	
<b>Site topography</b>	Appropriate access to local amenities and community facilities (e.g. shops, banks, cafes, libraries, leisure centres, public transport)	
	Access to employment and training	
<b>Sustainability</b>	Sufficient workforce in the vicinity to resource the service delivery.	Local demand for extra care Sufficient workforce in the vicinity to resource the service delivery. Location and performance of existing schemes, benchmarking rental costs Affluence and demographics, which impact proportion of private sale/private market units achievable (therefore how attractive this is to the private market who will use their own feasibility models)
<b>Planning</b>	NA New large scale developments are not the preferred model. In line with planning policy with the local district and boroughs Neighbours and adjoining uses.	Cannot be in green belt unless the development is being promoted in the local plan. Appropriate planning designation – in principle we have the ability to develop extra care on that site. In line with planning policy at the local district and boroughs. Neighbours and adjoining uses.

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