

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

<b>Scheme</b>	<b>Supported Independent Living</b>
<b>Scale</b>	Domestic housing a maximum of 6-8 units per scheme
<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
<b>Planning</b>	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.
<b>Affordable units</b>	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.
<b>Assets</b>	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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