

A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SZ
Telephone No.: 01282 691744

STREET ADOPTION STATEMENT

OUTLINE APPLICATION FOR THE ERECTION OF A CLASS C2
CONTINUING CARE RETIREMENT COMMUNITY
COMPRISING A 50 BED CARE HOME, 60 NO. ASSISTED
LIVING UNITS, ACCESS, INFRASTRUCTURE, LANDSCAPING
AND ANCILLARY WORKS

LAND AT ELKER LANE, BILLINGTON

April 2024

Alan Kinder – Director

Valerie Kinder – Director

Company No.
078520641

- 1.1 The proposal is to develop a Continuing Care Retirement Community for persons who require either full time residential care or an element of support in order to continue to live a semi-independent lifestyle.
- 1.2 Given the nature of the development then the intention is not to have the internal roadways within the body of the site put forward for formal adoption by the Highway Authority. The reason for this approach is due to the fact that whilst the close care apartments will be sold off on an individual leasehold basis to the individual end users then given their inevitable health needs, there will be of necessity a need to provide both social care assistance and also a general maintenance package including the management of all external areas including landscaped grounds and, in this instance, internal roads and parking areas.
- 1.3 With this structure in mind then of necessity it will be a pre-requisite to establish at least two management companies. The first of which will deal with the provision of social care to residents dependent upon their individual health care needs and the second will deal purely with the management and maintenance of the overall estate both in terms of the external fabric of the buildings, the landscape setting and the internal roads and car park areas.
- 1.4 The funding of the management companies will be established via agreed service charge budgets to which the individual apartment owners will have to make a financial contribution to ensure the full and proper management of the estate as a whole.