**Care Home and Extra Care Bungalows – School Road Elmswell retirement village**

**Heads of Terms**

The following sets out the proposed restrictions and obligations in connection with the use and occupation of the proposed development which may be addressed, subject to agreement with the Council, by conditions or a Section 106 Obligation.

1. The 66 bed (C2) care home will be restricted to those people in need of care over the age of 70. The nature of the development with residents having their own room but otherwise having access to communal facilities/meals/ care etc. will effectively control itself by the nature of the development.
2. The extra care bungalows provide independent living for residents with care support from professionals.
3. The minimum age qualification for anyone to be resident within the extra care bungalows is 65.
4. All qualifying persons living in the extra care bungalows will have to be in need of care, such care services to be defined and all residents will have to receive a minimum care package of 2 hours per week. The actual amount of care may be significantly higher depending on an assessment of an individual’s needs.
5. The spouse/ co-habitee of a qualifying person may also reside with that person in the extra care bungalows.
6. A range of communal services are provided within the development as outlined in the application description. These services will be secured through the Section 106 Agreement or conditions to be available at all times to residents of the development. The intention also is to allow these facilities to be made available to the wider community subject to reasonable controls on times of use and payment of appropriate fees for usage.
7. There will be a dedicated consulting room provided within the development for any visiting GPs to undertake examinations and consultations with residents of the development.
8. At all times whilst the care home and the bungalows are occupied a minibus service will be operated 7 days a week for the benefit of residents of the development and utilised where practicable for the purposes of transporting staff working at the development in order to seek to minimise travel to and from the site. The minibus will be available for residents both in terms of regular services to local town centres and for special organised trips.
9. A proportion of the extra care bungalows will be affordable, compliant with the adopted and emerging local plan policy.