

PLANNING STATEMENT

Project: Change of Use: Sovereign Court, Campbell Road, Bognor Regis

Date: 11 September, 2014

Ref: AK/5143

- 1.0 This planning application seeks approval from the Arun District Council for the Change of Use of the flat previously occupied by the Warden in the sheltered housing development of sixty-seven flats at Sovereign Court. No changes are proposed in any way to the internal or external fabric of the building.
- 2.0 There have been considerable advancements in technology and electronic communications systems since the building was constructed and occupied such that off-site 24 hours a day call-care facilities more than meet current care requirements. In this case Peverel Management have instituted arrangements for a visiting House Manager supported by a round the clock high quality Careline electronic call system which provides an excellent level of care.
- 3.0 This sheltered housing scheme currently comprises sixty-six elderly persons flats and one Warden's flat. In the experience of Peverel Management this represents a relatively low Warden to resident ratio and the cost to the residents of maintaining a permanent on-site Warden is unsustainable.
- 4.0 The residents of the Sovereign Court have voted democratically in accordance with the management guidelines to accept the current arrangements for off-site care and support, and for the utilisation of this flat for the use of elderly persons which would enable their management costs to be proportionally reduced. A copy of the ballot is attached in support of the application.
- 5.0 There is a planning obligation laid out in central government policies and documents to make best and most effective use of land within existing urban areas providing there is no demonstrable harm, as in this case. The flat would otherwise remain empty and unoccupied and it would seem that there is no planning reason why this flat should not be permitted a Change of Use, and it be allocated to an elderly person or persons.



6 August 2014

**RESIDENTIAL HOUSE MANAGER SERVICE BALLOT
SOVEREIGN COURT, BOGNOR REGIS**

Our report of voting for the above election which closed at noon on Wednesday 6 August 2014 is as follows:

Number of eligible voters:	66
Total number of votes cast:	57
Overall turnout:	86.4%
Number of votes found to be invalid:	0
Total number of valid votes to be counted:	57

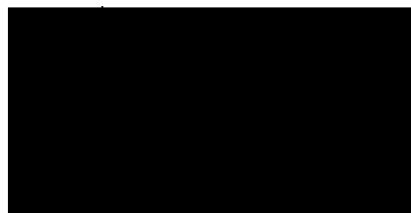
Result

I/We agree to the change in House Manager arrangements i.e. that the development should be managed on a non residential basis by a Visiting Manager working 8.00am - 4.00pm Monday - Friday.	45	78.9% of the valid vote
I/We do not agree to the change in House Manager arrangements and would like to continue with a Residential House Manager.	12	21.1% of the valid vote

The 45 leaseholders who voted in favour of the proposal represent 78.9% of those who returned their vote and 68.2% of those eligible to vote. The 12 leaseholders who voted against the proposal represent 18.2% of those eligible to vote.

Electoral Reform Services can confirm that, as far as reasonably practicable, every person who chose to participate in the ballot had their vote fairly and accurately recorded. All voting material will be stored for six months.

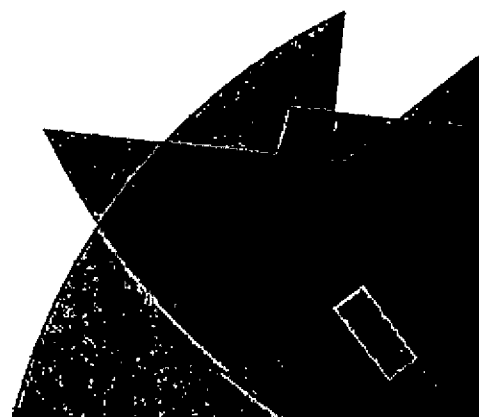
Yours sincerely



Barnaby Ho
Head of Community Sector

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**NOTICE TO ALL LEASEHOLDERS OF
SOVEREIGN COURT, BOGNOR REGIS
PROVISION OF HOUSE MANAGER SERVICE**

I refer to the ballot which has been held in respect of the above and confirm that the result has been received from the Electoral Reform Service.

The result of the ballot is as follows:

Number of apartments	66
Number of ballot papers returned	57
Number of ballot papers found blank	0
Number of ballot papers found to be invalid	0
Number in favour of the proposal	45
Number against the proposal	12

The 45 leaseholders who voted in favour of the proposal represent 78.9% of those who returned their vote and 68.2% of those eligible to vote. The 12 leaseholders who voted against the proposal represent 18.2% of those eligible to vote.

The proposal to employ a Visiting Manager and sell the House Manager accommodation has therefore been successful as per the voting requirements outlined in the consultation paperwork.

Attached is a copy of the notification of result received from the electoral reform service.

May I take this opportunity to thank leaseholders for taking part in this process.



19 August 2014
DB/RD